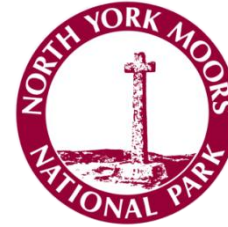


**RYEDALE  
DISTRICT  
COUNCIL**



## **Helmsley Plan – Publication Version**

### **Sustainability Appraisal**

#### **Annex 1 Assessment of Sites**

**January 2014**

This Annex should be read alongside the Helmsley Plan Sustainability Appraisal Report (June 2013).

The following scoring has been applied:

++ = significant positive impact

+ = positive impact

- = negative impact

-- = significant negative impact

**U** = uncertain impact

**O** = no link / not relevant

The colouring also provides an easily identifiable indication of the effects with dark green and light green being positive and red and pink being negative.

It should be noted that this document shows the elements of the Site Selection Methodology relevant to the Sustainability Appraisal only. The full Site Selection Methodology is contained in a separate document.

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## Site NYMH1 – Land to the North of Swanland Road

Proposed allocation of 60 residential units

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
	<b>Social Objectives</b>			
A1	To ensure that all groups of the population have access to health, education, leisure, green infrastructure and recreation services that are required.	SSM Q1A. How accessible is the site to a bus stop, commercial limit, employment area, primary school and doctors surgery?	++	Site has good overall accessibility to local facilities as is within 5 minutes walking time of key services and facilities.
		SSM Q 6. Would the development provide opportunities for the provision of green infrastructure, including linking in with existing green infrastructure corridors?	++	A public footpath runs through the site. There are good opportunities to link with existing Rights of Way network.
		SSMQ49. Would the development on its own, have an impact on an existing community facility and has mitigation of this impact been proposed as part of the development?	++	Development would not have any direct impact on community facilities. However there will be opportunities to provide some additional community facilities as part of the development or to improve existing services elsewhere in the town.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
<b>A2</b>	To provide the opportunity for all people to meet their housing needs.	SSMQ40. Does the type and mix of development proposed meet the needs identified in the SHMA/ELR?	+	Developers say they propose a broad mix of size, type and tenure of housing in direct response to the SHMA.
		SSMQ41. What level and type of affordable housing is provided on site?	++	Subject to negotiations at planning stage – depends on viability, however developers have said that 40% of units are expected to be developed as affordable housing.
		SSMQ42. What provision has been made for Ryedale's elderly population?	++	No specific proposals at this stage but there is scope to address this requirement. Will be built to Building for Life standards so that they can be adapted as needs change.
		SSMQ39 Will the proposed development attract a balanced living and/or working population, reducing inequality of opportunity?	+	Developers intend to build a mix of dwellings from 2 to 5 bedrooms to provide a mixed community. The developers say they recognise the growing elderly population of the town and will include some single storey dwellings in the development.
<b>A3</b>	To improve overall levels of health and reduce the disparities between different groups and different areas.	SSMQ38A. Does the design of the development encourage people to walk and cycle, rather than travel by car?	++	Developers have said that attractive, safe and convenient routes for both cyclists and pedestrians will be incorporated into the layout of the site and all homes will be provided with secure storage for cycles. Site is within close proximity of a bus stop.
<b>A4</b>	To maintain and promote the distinctiveness of identified	SSMQ11. Will the site lead to the coalescence of settlements which will impact on their character and setting?	+	Although site is on the edge of the settlement development of site will not lead to coalescence of settlements.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
	communities.	SSMQ37. Would the development of the site lead to the loss of an existing use which contributes to the social character and distinctiveness of the settlement?	++	The development will not lead to the loss of an existing use, which contributes to the social character and distinctiveness of the settlement. Land is part of an agricultural holding and developers say that although it is capable of accommodating grazing it is surplus to requirements.
		SSMQ47. Does the proposal involve new public realm or enhancements to the existing public realm as part of its development?	+	Developers say they will include a new landscape corridor running along Spittle Beck, which will provide a new habitat for wildlife and fauna.
A5	To reduce crime and the fear of crime.	SSMQ38. Can the site potentially incorporate the principles of Secure By Design?	++	Developers have confirmed they are willing to adopt the principles of Secure by Design. (The specific requirements of Secured by Design may not be appropriate in the National Park or the townscape of Helmsley and therefore the Plan refers to the need to consider implications for crime more generally).
A6	To develop a more balanced population.	SSMQ39. Will the proposed development attract a balanced living and/or working population, reducing inequality of opportunity?	+	Developers intend to build a mix of dwellings from 2 beds to 5 bedrooms to provide a mixed community. The developers say they recognise the growing elderly population of the town and will include some single storey dwellings in the development.
<b>Economic Objectives</b>				
B1	To maintain and enhance employment opportunities.	SSMQ52. How does the site perform against the ELR/SHLAA in terms of its ability to come forward and its suitability for development?	++	Developers have a current option agreement which will enable it to acquire the site free of any restriction on the use of land.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
<b>B2</b>	To maintain and enhance the vitality of the countryside, villages and town centres	SSMQ50. Will the site promote the viability and vitality of Helmsley?	++	Proposal will support the vitality and viability of the town centre in retaining key services and facilities through enabling more people to live or continue to live in Helmsley, thus supporting local services and businesses.
<b>B3</b>	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	SSMQ51. Does the proposal involve the creation of additional jobs in Ryedale?	O	Proposed allocation is for residential use. It is acknowledged that there may be minor temporary benefits for local employment associated with the construction of new housing but this is not considered to be certain or significant enough to warrant a positive score.
		SSMQ54. Will the development provide appropriate levels of developer contributions?	++	Yes. Developers say there are no constraints or abnormalities that need to be overcome so will be able to support normal range of developer contributions.
		SSMQ55. Can the development support developer contributions of £5k, £10k and £15k per dwelling as set out in the Affordable Housing Viability Study?	++	Developers have confirmed that contributions of £15k per dwelling can be achieved.
<b>B4</b>	To diversify the local economy	SSMQ50A. Will the mix of employment uses proposed by the development assist in diversifying the Ryedale economy as set out in the ELR?	O	Proposed allocation is for residential use.
<b>Environmental Objectives</b>				
<b>C1</b>	To protect and enhance biodiversity and geodiversity.	SSMQ5. Would the development affect a regional or local site of biodiversity	+	There are no SINCS, LNRs, RIGs or other regional or local nature conservation designations in or close to the site. Nesting birds surveys have been carried out as

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		(including SINCs, LNRs and RIGs) or affect UK or Ryedale Biodiversity Plan protected species?		part of the Habitats Regulations Assessment which found no evidence of the use of the site by Golden Plover. Site comprises semi-improved and improved grassland used for sheep grazing. Open ditches and watercourses running through the site should be retained.
		SSMQ7. Would the development impact on protected and unprotected trees, hedgerows and ancient woodland?	+	There are remnants of an ancient orchard to the south of the application site adjacent to Swanland Road which are considered worthy of retention. There are also a number of mature sycamore and oak trees which should be retained. Developers say there is the opportunity to create new settings for existing trees and to reinforce existing hedgerows by further tree, hedge and shrub planting.
		SSMQ6. Would the development provide opportunities for the provision of green infrastructure, including linking in with existing green infrastructure?	++	There are good opportunities to link with existing Rights of Way network..
C2	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity.	SSM Q8. What is the capacity of the landscape to accommodate the site according to the Landscape Character Assessments and Special Qualities study?	++	The site has the remnants of an ancient orchard and a number of mature trees which creates a parkland setting to the town.
		SSMQ10. Is the site capable of utilising existing landscape features or providing adequate landscape mitigation measures?	+	There are some landscape features on the site including, remnant orchard and a number of mature trees, however there is scope to retain these features in the detailed design of the scheme. The allocation also includes a swathe of landscaped area in the eastern



Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
				part of the site.
		SSM Q9A. What impact would the site have on the Howardian Hills AONB?	++	Development of the site is not considered to harm the landscape character of the AONB
		What impact would the site have on the North York Moors National Park?	+	The site is located within the National Park and would therefore have an element of impact on the landscape of the Park. However as there is scope to retain parts of important features of the site including the remnant orchard and important trees it is considered that the overall effects would be consistent with maintaining the landscape character of the National Park. The location is one of the least tranquil parts of the National Park and therefore there are unlikely to be effects on tranquillity.
C3	Reduce long distance commuting and congestion by reducing the need to travel.	SSMQ4. What are the conclusions of the Highways Authority's initial highways assessment?	+	Access is considered acceptable onto Carlton Road and Swanland Road but will need to be determined by a traffic assessment.
		SSMQ44. Is mitigation required as part of the development?	+	A full transport assessment will be required when details of proposal are developed in more detail.  Site will need to be accessed via Carlton Road, Initial advice suggests that development can be accommodated within existing highway network. Developers have confirmed that consideration will be given to the need for the provision of traffic calming on Carlton Road and all streets within development will be designed in accordance with Manual for Streets adopting the principles of Homezones where

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
				appropriate to achieve a design speed of 20mph.
		SSM38A. Would the site help to promote forms of travel other than the private car?	++	Developers have said that attractive, safe and convenient routes for both cyclists and pedestrians will be incorporated into the layout of the site and all homes will be provided with secure storage for cycles. Site is within close proximity of a bus stop.
		SSMQ38B. Has a travel plan been produced which assesses these options?	U	The developers have confirmed that a travel plan will be prepared for the development, which will focus on the promotion of walking, cycling and public transport but will also explore the potential to introduce a Car Club for the benefit of both existing residents and the new development.
		SSMQ45. Can the site accommodate adequate parking and servicing facilities?	U	No parking provision has been indicated as yet however there is no reason to believe that adequate parking cannot be achieved.
		SSMQ46. Will the proposal provide, enable or improve access to public rights of way?	++	Developers say there are opportunities to improve connections to existing Rights of Way.
C4	To ensure future development is resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of flooding elsewhere.	SSM Q2. How does the site perform against the flooding sequential test as set out in the NPPF in terms of what flood zone the site falls in?	++	The site is within Flood Zone 1 and is therefore not at risk from flooding, as shown on maps provided by the Environment Agency in March 2012.
		SSM Q3. What level of vulnerability is the site based on its proposed use?		More vulnerable (as defined by Technical Guidance to the National Planning Policy Framework)
		SSMQ32. Is the site potentially affected by groundwater?	++	The SFRA does not indicate any incidences of groundwater flooding.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		SSMQ33. Is the site potentially affected by surface water flooding and is this site considered to be within a critical drainage area?	++	The site is not within a Drainage Sensitive Area (as shown in the SFRA). The SFRA does not identify any incidences of Overland Flow Flooding.
		SSMQ34. Is the site potentially affected by sewer flooding?	++	There are no reported incidences of sewer flooding (as shown in the SFRA).
		SSMQ35. Have Sustainable Drainage Systems been proposed?	+	Developers have confirmed that the site will incorporate SDS where possible.
		SSMQ36. What other measures have been considered which ensure the development is resilient to climate change?	++	Developer has confirmed that houses will be orientated in response to solar gain and super insulated to minimise energy use and carbon emissions. Overland flow routes will be mapped to eliminate risk of flooding and surface water attenuation will be integrated into SDS to minimise risk of surface water from the site contributing to flooding elsewhere.
		SSMQ31. Has a flood risk assessment been undertaken?	++	Yes
C5	To conserve and where appropriate enhance the historical and cultural environment.	SSMQ12. Will the site affect a designated heritage asset, either directly or indirectly through its setting?	+	The site is not adjacent or in close proximity to any heritage assets. The development of the site would therefore not adversely affect the significance, character and distinctiveness of any heritage asset.
		SSMQ13. Will the proposal affect a non-designated heritage asset which the Council identifies as having a degree of significance that is	+	The site does not have any non designated heritage assets which the Authority identifies as having a degree of significance worthy of consideration.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		worthy of consideration?		
C6	To reduce the emission of greenhouse gases.	SSMQ14. Is the site capable of utilising on-site renewable energy or other low carbon energy sources?	++	Developers have confirmed they are keen to explore a wide range of options for on-site renewable energy such as solar water panels, photovoltaics and air source heat pumps.
		SSMQ17. Can the site accommodate higher sustainable building standards?	-	The site is open and presents opportunities to take advantage of solar gain. Developers say that they can accommodate 1 level higher than mandatory limit.
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	SSMQ15. Is the site capable of linking in or supporting off site renewable energy schemes?	=	There are no schemes to link in to.
		SSMQ16. Can the site link in to existing heat or power sources available in the District?	=	No existing heat or power sources in the district.
C8	To make the most efficient use of land.	SSMQ20. Is the site or any part of the site considered previously developed land?	No	Site is greenfield but no brownfield sites are available in the town to meet housing need.
		SSMQ21. Can the site achieve appropriate density to achieve the most efficient use of the land?	++	Developers have confirmed they will be able to achieve required densities consistent with the most appropriate form and type of development.
C9	To maintain a high quality environment in terms of air, soil and water quality.	SSMQ25. Would the development have an adverse impact on a Groundwater Source Protection Zone?	++	The site is not within a Groundwater Source Protection Zone..
		SSMQ29. Is the development	+	Site is not located in close proximity to any activity that

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		in an area where noise, light or dust is likely to cause nuisance to new users or is the development likely to generate noise, light or dust which will affect existing users?		will generate noise, light, dust or any other pollution or nuisance and the development itself will generate such nuisances. The development would result in additional housing in an already residential area.
		SSMQ30. Is the development in an area where other factors are likely to cause nuisance to new users or is the development likely to generate forms of nuisance which may affect the amenity of existing users?	++	The development of the site is unlikely to cause nuisance to existing neighbouring uses and neighbouring uses are unlikely to cause nuisance to the proposed occupants of the site.
		SSMQ22. Would the development of the site lead to remediation of contaminated land?	O	Land is not contaminated.
		SMMQ27. Is any part of the development on suspected unstable land?	O	No evidence that the land is unstable.
C10	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals.	SSMQ23. What agricultural land classification is the site? Would development of this site involve the loss of the best and most versatile agricultural land?	-	There is no published data to distinguish between grades 3a and 3b. Site is classified as grade 3 and therefore there is the possibility that its development would result in loss of best and most versatile agricultural land. Land has been in long term use for grazing but is surplus to requirements and is less than 5ha in size.
		SSMQ28. Will the site impact	O	Site will not impact any major hazard sites or pipelines.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		on major hazard sites and pipelines?		
		SSMQ24. Would the development lead to the sterilisation of mineral resources?	+	Site is not within a mineral preferred area, area of search, safeguarding area or minerals consultation area. Whilst minerals safeguarding / consultation areas have not yet been established maps produced as background evidence for MSAs suggest that the site may lie within an area of sand and gravel resource which may be safeguarded in the future, although there is no policy basis against which this could be considered at present. No sites for minerals extraction have been submitted for Helmsley as part of the Minerals and Waste Joint Plan currently being produced for North Yorkshire, York and the North York Moors National Park.
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible.	SSMQ18. Does the development contain proposals for waste reduction in both its construction and when in operation?	++	Developers have confirmed that a waste management plan will be integral to the construction process.
		SSMQ19. Does the development contain individual/communal recycling facilities/infrastructure?	+	All dwellings will incorporate facilities for waste recycling, including composting facilities, and water butts.

## Wider site of NYMH1

Not considered suitable for development.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
<b>Social Objectives</b>				
A1	To ensure that all groups of the population have access to health, education, leisure, green infrastructure and recreation services that are required.	SSM Q1A. How accessible is the site to a bus stop, commercial limit, employment area, primary school and doctors surgery?	++	Site has good overall accessibility to local facilities as is within 5 minutes walking time of key services and facilities.
		SSM Q 6. Would the development provide opportunities for the provision of green infrastructure, including linking in with existing green infrastructure corridors?	++	There are good opportunities to link with existing Rights of Way network.
		SSMQ49. Would the development on its own, have an impact on an existing community facility and has mitigation of this impact been proposed as part of the development?	++	Development would not have any direct impact on community facilities. However there will be opportunities to provide some additional community facilities as part of the development or to improve existing services elsewhere in the town.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
A2	To provide the opportunity for all people to meet their housing needs.	SSMQ40. Does the type and mix of development proposed meet the needs identified in the SHMA/ELR?	+	Developers say they propose a broad mix of size, type and tenure of housing in direct response to the SHMA.
		SSMQ41. What level and type of affordable housing is provided on site?	++	Subject to negotiations at planning stage – depends on viability, however developers have said that 40% of units are expected to be developed as affordable housing.
		SSMQ42. What provision has been made for Ryedale's elderly population?	++	No specific proposals at this stage but there is scope to address this requirement. Will be built to Building for Life standards so that they can be adapted as needs change.
		SSMQ39 Will the proposed development attract a balanced living and/or working population, reducing inequality of opportunity?	+	Developers intend to build a mix of dwellings from 2 beds to 5 bedrooms to provide a mixed community. The developers say they recognise the growing elderly population of the town and will include some single storey dwellings in the development.
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	SSMQ38A. Does the design of the development encourage people to walk and cycle, rather than travel by car?	++	Developers have said that attractive, safe and convenient routes for both cyclists and pedestrians will be incorporated into the layout of the site and all homes will be provided with secure storage for cycles. Site is within close proximity of a bus stop.
A4	To maintain and promote the distinctiveness of identified	SSMQ11. Will the site lead to the coalescence of settlements which will impact on their character and setting?	+	Although site is on the edge of the settlement development of site will not lead to coalescence of settlements.



Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
	communities.	SSMQ37. Would the development of the site lead to the loss of an existing use which contributes to the social character and distinctiveness of the settlement?	++	The development will not lead to the loss of an existing use, which contributes to the social character and distinctiveness of the settlement. Land is part of an agricultural holding and developers say that although it is capable of accommodating grazing it is surplus to requirements.
		SSMQ47. Does the proposal involve new public realm or enhancements to the existing public realm as part of its development?	+	Developers say they will include a new landscape corridor running along Spittle Beck, which will provide a new habitat for wildlife and fauna.
A5	To reduce crime and the fear of crime.	SSMQ38. Can the site potentially incorporate the principles of Secure By Design?	++	Developers have confirmed they are willing to adopt the principles of Secure by Design. (The specific requirements of Secured by Design may not be appropriate in the National Park or the townscape of Helmsley and therefore the Plan refers to the need to consider implications for crime more generally).
A6	To develop a more balanced population.	SSMQ39. Will the proposed development attract a balanced living and/or working population, reducing inequality of opportunity?	+	Developers intend to build a mix of dwellings from 2 to 5 bedrooms to provide a mixed community. The developers say they recognise the growing elderly population of the town and will include some single storey dwellings in the development.
<b>Economic Objectives</b>				
B1	To maintain and enhance employment opportunities.	SSMQ52. How does the site perform against the ELR/SHLAA in terms of its ability to come forward and its suitability for development?	++	Developers have a current option agreement which will enable it to acquire the site free of any restriction on the use of land.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
<b>B2</b>	To maintain and enhance the vitality of the countryside, villages and town centres	SSMQ50. Will the site promote the viability and vitality of Helmsley?	++	Proposal will support the vitality and viability of the town centre in retaining key services and facilities through enabling more people to live or continue to live in Helmsley, thus supporting local services and businesses.
<b>B3</b>	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	SSMQ51. Does the proposal involve the creation of additional jobs in Ryedale?	O	Proposed allocation is for residential use. It is acknowledged that there may be minor temporary benefits for local employment associated with the construction of new housing but this is not considered to be certain or significant enough to warrant a positive score.
		SSMQ54. Will the development provide appropriate levels of developer contributions?	++	Yes. Developers say there are no constraints or abnormalities that need to be overcome so will be able to support normal range of developer contributions.
		SSMQ55. Can the development support developer contributions of £5k, £10k and £15k per dwelling as set out in the Affordable Housing Viability Study?	++	Developers have confirmed that contributions of £15k per dwelling can be achieved.
<b>B4</b>	To diversify the local economy	SSMQ50A. Will the mix of employment uses proposed by the development assist in diversifying the Ryedale economy as set out in the ELR?	O	Proposed allocation is for residential use.
<b>Environmental Objectives</b>				
<b>C1</b>	To protect and enhance biodiversity and geodiversity.	SSMQ5. Would the development affect a regional or local site of biodiversity	+	There are no SINCS, LNRs, RIGs or other regional or local nature conservation designations in or close to the site. Nesting birds surveys have been carried out as

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		(including SINCs, LNRs and RIGs) or affect UK or Ryedale Biodiversity Plan protected species?		part of the Habitats Regulations Assessment which found no evidence of the use of the site by Golden Plover. Site comprises semi-improved and improved grassland used for sheep grazing. Open ditches and watercourses running through the site should be retained.
		SSMQ7. Would the development impact on protected and unprotected trees, hedgerows and ancient woodland?	+	There are a number of mature sycamore and oak trees which should be retained. Developers say there is the opportunity to create new settings for existing trees and to reinforce existing hedgerows by further tree, hedge and shrub planting.
		SSMQ6. Would the development provide opportunities for the provision of green infrastructure, including linking in with existing green infrastructure?	++	There are good opportunities to link with existing Rights of Way network. Developers say there is scope to create a new green as a focal point of any development, connecting to the existing green on Swanland Road to create a larger and enhanced area of open space.
<b>C2</b>	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity.	SSM Q8. What is the capacity of the landscape to accommodate the site according to the Landscape Character Assessments and Special Qualities study?	--	The site has the last remnants of medieval field patterns around Helmsley and the development of the site would result in the loss of this important landscape feature and the character of this part of the National Park.
		SSMQ10. Is the site capable of utilising existing landscape features or providing adequate landscape mitigation measures?	--	The site has the last remnants of medieval field patterns around Helmsley and the development of the site would result in the loss of this important landscape feature and adversely impacts the character of this part of the National Park.
		SSM Q9A. What impact would the site have on the	++	Development of the site is not considered to harm the landscape character of the AONB

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		Howardian Hills AONB?		
		What impact would the site have on the North York Moors National Park?	--	The site is prominent in views of Helmsley and to the National Park beyond to the north. There are some landscape features on the site including, remnant orchard and a number of mature trees. The loss of the field patterns and longer distance views of the site are considered to impact the character of this part of the National Park.
<b>C3</b>	Reduce long distance commuting and congestion by reducing the need to travel.	SSMQ4. What are the conclusions of the Highways Authority's initial highways assessment?	+	Access is considered acceptable onto Carlton Road and Swanland Road but will need to be determined by a traffic assessment.
		SSMQ44. Is mitigation required as part of the development?	+	A full transport assessment will be required when details of proposal are developed in more detail.  Site will need to be accessed via Carlton Road, Initial advice suggests that development can be accommodated within existing highway network. Developers have confirmed that consideration will be given to the need for the provision of traffic calming on Carlton Road and all streets within development will be designed in accordance with Manual for Streets adopting the principles of Homezones where appropriate to achieve a design speed of 20mph.
		SSM38A. Would the site help to promote forms of travel other than the private car?	++	Developers have said that attractive, safe and convenient routes for both cyclists and pedestrians will be incorporated into the layout of the site and all homes will be provided with secure storage for cycles. Site is within close proximity of a bus stop.
		SSMQ38B. Has a travel plan	<b>U</b>	The developers have confirmed that a travel plan will be

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		been produced which assesses these options?		prepared for the development, which will focus on the promotion of walking, cycling and public transport but will also explore the potential to introduce a Car Club for the benefit of both existing residents and the new development.
		SSMQ45. Can the site accommodate adequate parking and servicing facilities?	U	No parking provision has been indicated as yet although there is nothing to indicate that satisfactory levels cannot be achieved.
		SSMQ46. Will the proposal provide, enable or improve access to public rights of way?	++	Developers say there are opportunities to improve connections to existing rights of way.
C4	To ensure future development is resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of flooding elsewhere.	SSM Q2. How does the site perform against the flooding sequential test as set out in PPS25 in terms of what flood zone the site falls in?	++	The site is in Flood Zone 1, as shown on maps provided by the Environment Agency in March 2012.
		SSM Q3. What level of vulnerability is the site based on its proposed use?		More vulnerable (As defined in the Technical Guidance to the NPPF)
		SSMQ32. Is the site potentially affected by groundwater?	++	The SFRA does not indicate any incidences of groundwater flooding.
		SSMQ33. Is the site potentially affected by surface water flooding and is this site considered to be within a critical drainage area?	++	The site is not within a Drainage Sensitive Area (as shown in the SFRA). The SFRA does not identify any incidences of Overland Flow Flooding.
		SSMQ34. Is the site potentially affected by sewer flooding?	++	There are no reported incidences of sewer flooding (as shown in the SFRA).

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		SSMQ35. Have Sustainable Drainage Systems been proposed?	+	Developers have confirmed SDS will be incorporated where possible.
		SSMQ36. What other measures have been considered which ensure the development is resilient to climate change?	++	Developer has confirmed that houses will be orientated in response to solar gain and super insulated to minimise energy use and carbon emissions. Overland flow routes will be mapped to eliminate risk of flooding and surface water attenuation will be integrated into SDS to minimise risk of surface water from the site causing of contributing to flooding elsewhere.
		SSMQ31. Has a flood risk assessment been undertaken?	++	Yes
C5	To conserve and where appropriate enhance the historical and cultural environment.	SSMQ12. Will the site affect a designated heritage asset, either directly or indirectly through its setting?	+	The site is not adjacent or in close proximity to any designated heritage assets. The development of the site would not adversely affect the significance, character and distinctiveness of the heritage asset.
		SSMQ13. Will the proposal affect a non-designated heritage asset which the Council identifies as having a degree of significance that is worthy of consideration?	--	The site has evidence of the remnants of medieval field patterns, which are the last remaining adjacent to Helmsley and should be retained.
C6	To reduce the emission of greenhouse gases.	SSMQ14. Is the site capable of utilising on-site renewable energy or other low carbon energy sources?	++	Developers have confirmed they are keen to explore a wide range of options for on-site renewable energy such as solar water panels, photovoltaics and air source heat pumps.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		SSMQ17. Can the site accommodate higher sustainable building standards?	-	The site is open and presents opportunities to take advantage of solar gain. Developers say that they can accommodate 1 level higher than mandatory limit.
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	SSMQ15. Is the site capable of linking in or supporting off site renewable energy schemes?	=	There are no schemes to link in to.
		SSMQ16. Can the site link in to existing heat or power sources available in the District?	=	No existing heat or power sources in the district.
C8	To make the most efficient use of land.	SSMQ20. Is the site or any part of the site considered previously developed land?	No	Site is greenfield but no brownfield sites are available in the town to meet housing need.
		SSMQ21. Can the site achieve appropriate density to achieve the most efficient use of the land?	++	Developers have confirmed they will be able to achieve required densities consistent with the most appropriate form and type of development.
C9	To maintain a high quality environment in terms of air, soil and water quality.	SSMQ25. Would the development have an adverse impact on a Groundwater Source Protection Zone?	++	The site is not within a Groundwater Source Protection Zone.
		SSMQ29. Is the development in an area where noise, light or dust is likely to cause nuisance to new users or is the development likely to generate noise, light or dust which will affect existing users?	+	Site is not located in close proximity to any activity that will generate noise, light, dust or any other pollution or nuisance and the development itself will generate such nuisances. The development would result in additional housing in an already residential area.
		SSMQ30. Is the development	+	The development of the site is unlikely to cause

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		in an area where other factors are likely to cause nuisance to new users or is the development likely to generate forms of nuisance which may affect the amenity of existing users?		nuisance to existing neighbouring uses and neighbouring uses are unlikely to cause nuisance to the proposed occupants of the site.
		SSMQ22. Would the development of the site lead to remediation of contaminated land?	O	Land is not contaminated.
		SMMQ27. Is any part of the development on suspected unstable land?	O	No evidence that the land is unstable.
C10	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals.	SSMQ23. What agricultural land classification is the site? Would development of this site involve the loss of the best and most versatile agricultural land?	-	There is no published data to distinguish between grades 3a and 3b. Site is classified as grade 3 and therefore there is the possibility that its development would result in loss of best and most versatile agricultural land. Land has been in long term use for grazing but is surplus to requirements and is less than 5ha in size.
		SSMQ28. Will the site impact on major hazard sites and pipelines?	O	Site will not impact any major hazard sites or pipelines.
		SSMQ24. Would the development lead to the sterilisation of mineral resources?	+	Site is not within a mineral preferred area, area of search, safeguarding area or minerals consultation area. Whilst minerals safeguarding / consultation areas have not yet been established maps produced as background evidence for MSAs suggest that the site may lie within an area of sand and gravel resource which may be safeguarded in the future, although there is no policy basis against which this could be



Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
				considered at present. No sites for minerals extraction have been submitted for Helmsley as part of the Minerals and Waste Joint Plan currently being produced for North Yorkshire, York and the North York Moors National Park.
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible.	SSMQ18. Does the development contain proposals for waste reduction in both its construction and when in operation?	++	Developers have confirmed that a waste management plan will be integral to the construction process.
		SSMQ19. Does the development contain individual/communal recycling facilities/infrastructure?	+	All dwellings will incorporate facilities for waste recycling, including composting facilities, and water butts

## Site NYMH2 – Land North of Beckdale Road

No proposed allocation

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
<b>Social Objectives</b>				
A1	To ensure that all groups of the population have access to health, education, leisure, green infrastructure and recreation services that are required.	SSM Q1A. How accessible is the site to a bus stop, commercial limit, employment area, primary school and doctors surgery?	+	Site has good accessibility as is within 10 minutes walking time of key services and facilities.
		SSM Q 6. Would the development provide opportunities for the provision of green infrastructure, including linking in with existing green infrastructure corridors?	++	There are opportunities for linking with the existing Rights of Way network.
		SSMQ49. Would the development on its own, have an impact on an existing community facility and has mitigation of this impact been proposed as part of the development?	++	Site has no adverse impact on community facilities.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
A2	To provide the opportunity for all people to meet their housing needs.	SSMQ40. Does the type and mix of development proposed meet the needs identified in the SHMA/ELR?	U	No information provided, although there is no reason to assume this would not be possible.
		SSMQ41. What level and type of affordable housing is provided on site?	U	No information provided, although there is no reason to assume this would not be possible.
		SSMQ42. What provision has been made for Ryedale's elderly population?	U	No information provided, although there is no reason to assume this would not be possible.
		SSMQ39 Will the proposed development attract a balanced living and/or working population, reducing inequality of opportunity?	U	No information provided, although there is no reason to assume this would not be possible.
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	SSMQ38A. Does the design of the development encourage people to walk and cycle, rather than travel by car?	U	No information provided, although there is no reason to assume this would not be possible.
A4	To maintain and promote the distinctiveness of identified communities.	SSMQ11. Will the site lead to the coalescence of settlements which will impact on their character and setting?	+	Although site is on the edge of the settlement development of site will not lead to coalescence of settlements.
		SSMQ37. Would the development of the site lead to the loss of an existing use which contributes to the social character and distinctiveness of the settlement?	++	Development will not lead to the loss of an existing use, which contributes to the social character and distinctiveness of the settlement.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		SSMQ47. Does the proposal involve new public realm or enhancements to the existing public realm as part of its development?	U	No information provided, although there is no reason to assume this would not be possible.
A5	To reduce crime and the fear of crime.	SSMQ38. Can the site potentially incorporate the principles of Secure By Design?	U	No information provided. (The specific requirements of Secured by Design may not be appropriate in the National Park or the townscape of Helmsley and therefore the Plan refers to the need to consider implications for crime more generally).
A6	To develop a more balanced population.	SSMQ39. Will the proposed development attract a balanced living and/or working population, reducing inequality of opportunity?	U	No information provided, although there is no reason to assume this would not be possible.
<b>Economic Objectives</b>				
B1	To maintain and enhance employment opportunities.	SSMQ52. How does the site perform against the ELR in terms of its ability to come forward and its suitability for development?	++	Developers have a current option agreement which will enable them acquire the site free of any restriction on the use of land.
B2	To maintain and enhance the vitality of the countryside, villages and town centres	SSMQ50. Will the site promote the viability and vitality of Helmsley?	++	Proposal will support the vitality and viability of the town centre through enabling more people to live or continue to live in Helmsley, thus supporting local services and businesses.
B3	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and	SSMQ51. Does the proposal involve the creation of additional jobs in Ryedale?	O	Proposed allocation is for residential use. It is acknowledged that there may be minor temporary benefits for local employment associated with the construction of new housing but this is not considered to be certain or significant enough to warrant a positive score.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
	attractiveness to investors	SSMQ54. Will the development provide appropriate levels of developer contributions?	U	No information provided, although there is no reason to assume this would not be possible.
		SSMQ55. Can the development support developer contributions of £5k, £10k and £15k per dwelling as set out in the Affordable Housing Viability Study?	U	No information provided, although there is no reason to assume this would not be possible.
<b>B4</b>	To diversify the local economy	SSMQ50A. Will the mix of employment uses proposed by the development assist in diversifying the Ryedale economy as set out in the ELR?	O	Proposed allocation is for residential use
<b>Environmental Objectives</b>				
<b>C1</b>	To protect and enhance biodiversity and geodiversity.	SSMQ5. Would the development affect a regional or local site of biodiversity (including SINC, LNRs and RIGs) or affect UK or Ryedale Biodiversity Plan protected species?	+	There are no SINC, LNR, RIG or other regional or local nature conservation designations in or close to the site. An assessment of nesting birds has been carried out but the site is not suitable for feeding by Golden Plover
		SSMQ7. Would the development impact on protected and unprotected trees, hedgerows and ancient woodland?	+	There are hedgerows on the boundary of the site which should be retained.
		SSMQ6. Would the development provide	++	There are good opportunities for linking in with the existing Rights of Way network.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		opportunities for the provision of green infrastructure, including linking in with existing green infrastructure?		
C2	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity.	SSM Q8. What is the capacity of the landscape to accommodate the site according to the Landscape Character Assessments and Special Qualities study?	--	The land is currently in arable use. There are no pronounced landforms, trees or other obvious landscape features within the site itself. Development of the site would alter the existing open landscape character and would interrupt views to the prominent ridge above the site within the National Park.
		SSMQ10. Is the site capable of utilising existing landscape features or providing adequate landscape mitigation measures?	--	Development of the site would disrupt the relationship between the historic market town and the National Park landscape.
		SSM Q9A. What impact would the site have on the Howardian Hills AONB?	++	Development of the site is not considered to harm the landscape character of the AONB.
		What impact would the site have on the North York Moors National Park?	--	Development of the site would disrupt the relationship between the historic market town and the National Park landscape.
C3	Reduce long distance commuting and congestion by reducing the need to travel.	SSMQ4. What are the conclusions of the Highways Authority's initial highways assessment?	+	Access is considered acceptable onto Baxton's Sprunt but will need to be determined by a traffic assessment.
		SSMQ44. Is mitigation required as part of the development?	U	No information provided, although there is no reason to assume this would not be possible
		SSMQ38A. Would the site help to promote forms of travel other than the private car?	U	No information provided, although there is no reason to assume this would not be possible
		SSMQ38B. Has a travel plan	U	A travel plan is required at full planning application

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		been produced which assesses these options?		stage.
		SSMQ45. Can the site accommodate adequate parking and servicing facilities?	U	No information provided, although there is no reason to assume this would not be possible.
		SSMQ46. Will the proposal provide, enable or improve access to public rights of way?	U	No information provided, although there is no reason to assume this would not be possible.
C4	To ensure future development is resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of flooding elsewhere.	SSM Q2. How does the site perform against the flooding sequential test as set out in PPS25 in terms of what flood zone the site falls in?	++	The site is within Flood Zone 1, as shown by maps provided by the Environment Agency in March 2012.
		SSM Q3. What level of vulnerability is the site based on its proposed use?		More vulnerable (as defined by Technical Guidance to the NPPF)
		SSMQ32. Is the site potentially affected by groundwater?		The SFRA does not indicate any incidences of groundwater flooding.
		SSMQ33. Is the site potentially affected by surface water flooding and is this site considered to be within a critical drainage area?		SFRA identifies part of site as 'more vulnerable' to surface water flooding. The site is not in a Drainage Sensitive Area as identified by the SFRA.
		SSMQ34. Is the site potentially affected by sewer flooding?		The SFRA does not indicate any incidences of sewer flooding.
		SSMQ35. Have SDS been proposed?	U	No information provided, although there is no reason to assume this won't be possible.
		SSMQ36. What other	U	No information provided, although there is no reason to

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		measures have been considered which ensure the development is resilient to climate change?		assume this would not be possible.
		SSMQ31. Has a flood risk assessment been undertaken?		Flood risk assessment will be required at full application stage, which will need to consider surface water run-off in detail and there may be a requirement for SDS.
C5	To conserve and where appropriate enhance the historical and cultural environment.	SSMQ12. Will the site affect a designated heritage asset, either directly or indirectly through its setting?	--	Any development of this site would significantly affect the visual setting of All Saints Church and Helmsley Castle, both of which are Listed Buildings.
		SSMQ13. Will the proposal affect a non-designated heritage asset which the Council identifies as having a degree of significance that is worthy of consideration?	+	The site will not affect any non designated heritage assets which the Authority identifies as having a degree of significance worthy of consideration.
C6	To reduce the emission of greenhouse gases.	SSMQ14. Is the site capable of utilising on-site renewable energy or other low carbon energy sources?	U	The site is capable of utilising on-site renewable energy or other low carbon energy sources.
		SSMQ17. Can the site accommodate higher sustainable building standards?	U	No information provided, but there is no reason to assume this would not be possible.
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	SSMQ15. Is the site capable of linking in or supporting off site renewable energy schemes?	=	No schemes available.
		SSMQ16. Can the site link in to existing heat or power sources available in the	=	No sources available



Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		District?		
C8	To make the most efficient use of land.	SSMQ20. Is the site or any part of the site considered previously developed land?	No	Site is Greenfield but no brownfield sites are available in the town to meet housing need.
		SSMQ21. Can the site achieve appropriate density to achieve the most efficient use of the land?	U	No information provided, although there is no reason to assume this would not be possible.
C9	To maintain a high quality environment in terms of air, soil and water quality.	SSMQ25. Would the development have an adverse impact on a Groundwater Source Protection Zone?	++	The site is not within a Groundwater Source Protection Zone.
		SSMQ29. Is the development in an area where noise, light or dust is likely to cause nuisance to new users or is the development likely to generate noise, light or dust which will affect existing users?	++	Site is not located in close proximity to any activity that will generate noise, light, dust or any other pollution or nuisance. The development would result in additional houses in an already residential area.
		SSMQ30. Is the development in an area where other factors are likely to cause nuisance to new users or is the development likely to generate forms of nuisance which may affect the amenity of existing users?	++	Site is not located in close proximity to any activity that will generate noise, light, dust or any other pollution or nuisance. The development of the site is unlikely to cause nuisance to existing neighbouring uses or neighbouring uses are unlikely to cause nuisance to the proposed occupants of the site.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		SSMQ22. Would the development of the site lead to remediation of contaminated land?	O	Not contaminated.
		SMMQ27. Is any part of the development on suspected unstable land?	O	No evidence that the land is unstable.
C10	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals.	SSMQ23. What agricultural land classification is the site? Would development of this site involve the loss of the best and most versatile agricultural land?	-	There is no published data to distinguish between grades 3a and 3b. Site is classified as grade 3 and therefore there is the possibility that its development would result in loss of best and most versatile agricultural land. The site is not greater than 5ha in size.
		SSMQ28. Will the site impact on major hazard sites and pipelines?	O	Site will not impact any major hazard sites or pipelines.
		SSMQ24. Would the development lead to the sterilisation of mineral resources?	+	Site is not within a mineral preferred area, area of search or safeguarding area or minerals consultation area. Whilst minerals safeguarding areas have not yet been established maps produced as background evidence for MSAs suggest that the site may lie partly within an area of limestone and sand and gravel that may be safeguarded in the future, although there is no policy basis against which this could be considered at present. No sites for minerals extraction have been submitted for Helmsley as part of the Minerals and Waste Joint Plan currently being produced for North Yorkshire, York and the North York Moors National Park.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible.	SSMQ18. Does the development contain proposals for waste reduction in both its construction and when in operation?	U	No information provided, but there is no reason to assume this would not be possible.
		SSMQ19. Does the development contain individual/communal recycling facilities/infrastructure?	U	No information provided, but there is no reason to assume this would not be possible.

## Site NYMH3 – Land to the North of Elmslac Road

Proposed Allocation for 60 unit Extra Care Facility and up to 35 dwellings

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
<b>Social Objectives</b>				
A1	To ensure that all groups of the population have access to health, education, leisure, green infrastructure and recreation services that are required.	SSM Q1A. How accessible is the site to a bus stop, commercial limit, employment area, primary school and doctors surgery?	+	Site has good accessibility as is within 10 minutes walking time of key services and facilities.
		SSM Q 6. Would the development provide opportunities for the provision of green infrastructure, including linking in with existing green infrastructure corridors?	++	There are good opportunities for linking in with the Rye Green Infrastructure corridor and existing Rights of Way network.
		SSMQ49. Would the development on its own, have an impact on an existing community facility and has mitigation of this impact been proposed as part of the development?	+	Development requires the relocation of an existing sports field. A suitable replacement will need to be identified before planning permission is granted.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
A2	To provide the opportunity for all people to meet their housing needs.	SSMQ40. Does the type and mix of development proposed meet the needs identified in the SHMA/ELR?	+	Developer is working closely with a non profit care provider and is committed to providing affordable housing to meet local needs.
		SSMQ41. What level and type of affordable housing is provided on site?	++	The scheme as a whole will provide an appropriate level of affordable housing which will meet the needs as set out in the SHMA.
		SSMQ42. What provision has been made for Ryedale's elderly population?	++	The developer is utilising half of the site for the development of an extra care facility on behalf of NYCC.
		SSMQ39 Will the proposed development attract a balanced living and/or working population, reducing inequality of opportunity?	+	A mix of housing has been shown on the initial layout however further discussions are required on the details.
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	SSMQ38A. Does the design of the development encourage people to walk and cycle, rather than travel by car?	++	Site will incorporate footpath links to the existing footpath network, in particular providing pedestrian access to community facilities.
A4	To maintain and promote the distinctiveness of identified communities.	SSMQ11. Will the site lead to the coalescence of settlements which will impact on their character and setting?	+	The site is on the edge of the settlement but development of site will not lead to coalescence of settlements as there are no other settlements nearby.
		SSMQ37. Would the development of the site lead to the loss of an existing use which contributes to the social character and distinctiveness of the settlement?	+	Site is currently used as overflow sports field. Landowners have identified an alternative site for this use.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		SSMQ47. Does the proposal involve new public realm or enhancements to the existing public realm as part of its development?	+	Links will be made with the existing footpath network and between the community facilities and proposed extra care scheme.
A5	To reduce crime and the fear of crime.	SSMQ38. Can the site potentially incorporate the principles of Secure By Design?	++	Developers have confirmed that the scheme will incorporate the principles of secured by design. (The specific requirements of Secured by Design may not be appropriate in the National Park or the townscape of Helmsley and therefore the Plan refers to the need to consider implications for crime more generally).
A6	To develop a more balanced population.	SSMQ39. Will the proposed development attract a balanced living and/or working population, reducing inequality of opportunity?	+	A mix of housing has been shown on the initial layout however further discussions are required on the details.
<b>Economic Objectives</b>				
B1	To maintain and enhance employment opportunities.	SSMQ52. How does the site perform against the ELR in terms of its ability to come forward and its suitability for development?	++	Developers have an option on the land which will enable them to acquire the site free of any restriction on the use of land. Option will include alternative land for sports field.
B2	To maintain and enhance the vitality of the countryside, villages and town centres	SSMQ50. Will the site promote the viability and vitality of Helmsley?	++	Proposal will support the vitality and viability of the town centre through enabling more people to live or continue to live in Helmsley, thus supporting local services and businesses.
B3	To retain and enhance the factors which are conducive to wealth creation,	SSMQ51. Does the proposal involve the creation of additional jobs in Ryedale?	+	Proposal will involve the creation of some jobs resulting from the extra care facility.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
	including personal creativity and attractiveness to investors	SSMQ54. Will the development provide appropriate levels of developer contributions?	+	The extra care facility will provide the bulk of the affordable housing provision.
		SSMQ55. Can the development support developer contributions of £5k, £10k and £15k per dwelling as set out in the Affordable Housing Viability Study?	U	Dependent on viability of the scheme.
<b>B4</b>	To diversify the local economy	SSMQ50A. Will the mix of employment uses proposed by the development assist in diversifying the Ryedale economy as set out in the ELR?	++	The employment opportunities provided through the extra care facility will assist with diversifying the local economy.
<b>Environmental Objectives</b>				
<b>C1</b>	To protect and enhance biodiversity and geodiversity.	SSMQ5. Would the development affect a regional or local site of biodiversity (including SINC, LNR and RIG) or affect UK or Ryedale Biodiversity Plan protected species?	+	There are no SINC, LNR, RIG or other regional or local nature conservation designations in or close to the site. Nesting bird assessments carried out as part of the Habitats Regulations Assessment have concluded that there is no evidence that the site is used by Golden Plover.
		SSMQ7. Would the development impact on protected and unprotected trees, hedgerows and ancient woodland?	+	Existing hedgerows and trees on the boundary of the site should be retained..
		SSMQ6. Would the development provide opportunities for the provision	++	There are good opportunities for linking in with the existing Rights of Way network

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		of green infrastructure, including linking in with existing green infrastructure?		
<b>C2</b>	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity.	SSM Q8. What is the capacity of the landscape to accommodate the site according to the Landscape Character Assessments and Special Qualities study?	++	Half of the site is currently used as a community sports field. It is bounded to the west and north by a public footpath that is part of the Tabular Hills Walk. The site is visually contained to the south and east by existing housing and to the west is partly screened by the fence and row of trees along the western edge. It is open to view at close range from the north but longer distances are contained by woodland and rising ground.
		SSMQ10. Is the site capable of utilising existing landscape features or providing adequate landscape mitigation measures?	++	There are few landscape features of note on this site but it is considered these could be retained.
		SSM Q9A. What impact would the site have on the Howardian Hills AONB?	++	Development of the site is not considered to harm the landscape character of the AONB.
		What impact would the site have on the North York Moors National Park?	+	The site is within the National Park but development would be seen in the context of the existing built form and therefore will have limited visual impact on the landscape of the National Park. The location is one of the least tranquil in the National Park and therefore it is unlikely that there would be any effects on tranquillity.
<b>C3</b>	Reduce long distance commuting and congestion by reducing the need to travel.	SSMQ4. What are the conclusions of the Highways Authority's initial highways assessment?	+	Access is acceptable onto the road at Ashwood Close and will need to be determined by a traffic assessment.
		SSMQ44. Is mitigation required as part of the development?	+	A full traffic assessment will be carried out in due course. The site will be accessed via Ashwood Close, which Highways have indicated will be acceptable



Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
				subject to a TA.
		SSMQ38A. Would the site help to promote forms of travel other than the private car?	++	Site will incorporate footpath links to the existing footpath network, in particular providing pedestrian access to community facilities.
		SSMQ38B. Has a travel plan been produced which assesses these options?	U	A travel plan has been requested at full planning application stage.
		SSMQ45. Can the site accommodate adequate parking and servicing facilities?	++	Early drawings identify required parking provision.
		SSMQ46. Will the proposal provide, enable or improve access to public rights of way?	++	Early discussions have indicated that a footpath will be created to link dwellings and extra care facility with adjacent sports facilities and rights of way network.
<b>C4</b>	To ensure future development is resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of flooding elsewhere.	SSM Q2. How does the site perform against the flooding sequential test as set out in PPS25 in terms of what flood zone the site falls in?	++	The site is within Flood Zone 1 and is therefore not at risk from flooding, as shown on maps provided by the Environment Agency in March 2012
		SSM Q3. What level of vulnerability is the site based on its proposed use?		More Vulnerable (as defined by the Technical Guidance to the NPPF)
		SSMQ32. Is the site potentially affected by groundwater?		The SFRA does not indicate any incidences of groundwater flooding.
		SSMQ33. Is the site potentially affected by surface water flooding and is this site considered to be within a critical drainage area?		The site is not within a Drainage Sensitive Area (as shown in the SFRA). The SFRA does not identify any incidences of Overland Flow Flooding.
		SSMQ34. Is the site		There are no reported incidences of sewer flooding (as

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		potentially affected by sewer flooding?		shown in the SFRA).
		SSMQ35. Have Sustainable Drainage Systems been proposed?	+	Developer has confirmed that this would be considered at detailed application stage.
		SSMQ36. What other measures have been considered which ensure the development is resilient to climate change?	++	Developers have confirmed that the scheme drainage will be designed to take into account climate change.
		SSMQ31. Has a flood risk assessment been undertaken?		No
<b>C5</b>	To conserve and where appropriate enhance the historical and cultural environment.	SSMQ12. Will the site affect a designated heritage asset, either directly or indirectly through its setting?	+	Since the initial site assessment was undertaken it has been proposed to designate Elmslac Road as part of Helmsley Conservation Area. There is therefore potential for development of the site to have an impact on the Conservation Areas. The Development Brief for the site does however contain the following requirement 'The effect of the existing vista view into the open countryside along Elmslac Road should be retained through the design of the development.' which it is considered would mitigate the effects of the development at Plan level.
		SSMQ13. Will the proposal affect a non-designated heritage asset which the Council identifies as having a degree of significance that is worthy of consideration?	+	The site does not have any non designated heritage assets which the Authority identifies as having a degree of significance worthy of consideration.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
C6	To reduce the emission of greenhouse gases.	SSMQ14. Is the site capable of utilising on-site renewable energy or other low carbon energy sources?		The extra care provision of the proposal will utilise a combined heating and power plant to reduce CO2. The remainder of the site is suitable for on-site renewable energy technologies.
		SSMQ17. Can the site accommodate higher sustainable building standards?	-	The housing element is currently set up as being to Code Level 3 but developers are willing to look at the viability of the scheme to go to Code Level 4.
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	SSMQ15. Is the site capable of linking in or supporting off site renewable energy schemes?	=	No schemes available.
		SSMQ16. Can the site link in to existing heat or power sources available in the District?	=	No sources available.
C8	To make the most efficient use of land.	SSMQ20. Is the site or any part of the site considered previously developed land?	No	Site is Greenfield but no brownfield sites are available in the town to meet housing need.
		SSMQ21. Can the site achieve appropriate density to achieve the most efficient use of the land?	++	Draft layout shows that an appropriate density will be achieved.
C9	To maintain a high quality environment in terms of air, soil and water quality.	SSMQ25. Would the development have an adverse impact on a Groundwater Source Protection Zone?	++	The site is not within a Groundwater Source Protection Zone.
		SSMQ29. Is the development in an area where noise, light or dust is likely to cause nuisance to new users or is the development likely to	+	Site is not located in close proximity to any activity that will generate noise, light, dust or any other pollution or nuisance and the development itself will generate such nuisances. The development would result in additional housing in an already residential area.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		generate noise, light or dust which will affect existing users?		
		SSMQ30. Is the development in an area where other factors are likely to cause nuisance to new users or is the development likely to generate forms of nuisance which may affect the amenity of existing users?	+	The development of the site is unlikely to cause nuisance to existing neighbouring uses and neighbouring uses are unlikely to cause nuisance to the proposed occupants of the site.
		SSMQ22. Would the development of the site lead to remediation of contaminated land?	0	Not contaminated
		SMMQ27. Is any part of the development on suspected unstable land?	0	Land has no instability concerns
<b>C10</b>	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals.	SSMQ23. What agricultural land classification is the site? Would development of this site involve the loss of the best and most versatile agricultural land?	-	There is no published data to distinguish between grades 3a and 3b. Site is classified as grade 3 and therefore there is the possibility that its development would result in loss of best and most versatile agricultural land. The site is not greater than 5ha in size.
		SSMQ28. Will the site impact on major hazard sites and pipelines?	0	Site will not impact any major hazard sites or pipelines
		SSMQ24. Would the development lead to the	+	Site is not within a mineral preferred area, area of search, safeguarding area or minerals consultation

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		sterilisation of mineral resources?		area. Whilst minerals safeguarding / consultation areas have not yet been established maps produced as background evidence for MSAs suggest that the site may lie within an area of sand and gravel resource and within the 500m buffer area of the limestone resource which may be safeguarded in the future, although there is no policy basis against which this could be considered at present. No sites for minerals extraction have been submitted for Helmsley as part of the Minerals and Waste Joint Plan currently being produced for North Yorkshire, York and the North York Moors National Park.
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible.	SSMQ18. Does the development contain proposals for waste reduction in both its construction and when in operation?	++	Developer has confirmed that there will be proposals for waste reduction in both construction and operations with recycling facilities.
		SSMQ19. Does the development contain individual/communal recycling facilities/infrastructure?	++	Developer has confirmed that there will be proposals for waste reduction in both construction and operations with recycling facilities.

## Site 174 – Land South of Riccal Drive

Proposed allocation for up to 50 residential units.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
<b>Social Objectives</b>				
A1	To ensure that all groups of the population have access to health, education, leisure, green infrastructure and recreation services that are required.	SSM Q1A. How accessible is the site to a bus stop, commercial limit, employment area, primary school and doctors surgery?	+	Site has good accessibility as is within 10 minutes walking time of key services and facilities.
		SSM Q 6. Would the development provide opportunities for the provision of green infrastructure, including linking in with existing green infrastructure corridors?	++	There are good opportunities for linking in with the Rye Green Infrastructure corridor and existing Rights of Way network.
		SSMQ49. Would the development on its own, have an impact on an existing community facility and has mitigation of this impact been proposed as part of the development?	++	Development would not have any impact on existing community facilities.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
<b>A2</b>	To provide the opportunity for all people to meet their housing needs.	SSMQ40. Does the type and mix of development proposed meet the needs identified in the SHMA/ELR?	+	From the initial layouts and information provided the proposal is considered likely to meet the proposed needs set out in the SHMA.
		SSMQ41. What level and type of affordable housing is provided on site?	++	Subject to negotiations at planning stage – depends on viability. Developers say they hope that LPA targets for affordable homes can be met.
		SSMQ42. What provision has been made for Ryedale's elderly population?	++	The developers will address the need for the elderly and indicative layout shows possible residential care home.
		SSMQ39 Will the proposed development attract a balanced living and/or working population, reducing inequality of opportunity?	+	Developers say that the residential element of the site would incorporate a broad range of building types to satisfy the needs of young people, key workers, families, senior citizens and the elderly. The development will include different sized houses, types and tenures.
<b>A3</b>	To improve overall levels of health and reduce the disparities between different groups and different areas.	SSMQ38A. Does the design of the development encourage people to walk and cycle, rather than travel by car?	++	The design of the scheme incorporates footpaths
<b>A4</b>	To maintain and promote the distinctiveness of identified	SSMQ11. Will the site lead to the coalescence of settlements which will impact on their character and setting?	+	Although site is on the edge of the settlement development of site will not lead to coalescence of settlements.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
	communities.	SSMQ37. Would the development of the site lead to the loss of an existing use which contributes to the social character and distinctiveness of the settlement?	++	There is no use on the site. Development will not lead to the loss of an existing use, which contributes to the social character and distinctiveness of the settlement.
		SSMQ47. Does the proposal involve new public realm or enhancements to the existing public realm as part of its development?	+	Linking the site with the Public Rights of Way network will improve the existing public realm. There is also provision of allotments on this site which will have a positive impact.
A5	To reduce crime and the fear of crime.	SSMQ38. Can the site potentially incorporate the principles of Secure By Design?	++	Developers say that principles of Secured By Design should be adhered to if it is acceptable for the location and local authority. (The specific requirements of Secured by Design may not be appropriate in the National Park or the townscape of Helmsley and therefore the Plan refers to the need to consider implications for crime more generally).
A6	To develop a more balanced population.	SSMQ39. Will the proposed development attract a balanced living and/or working population, reducing inequality of opportunity?	+	Developers say that the residential element of the site would incorporate a broad range of building types to satisfy the needs of young people, key workers, families, senior citizens and the elderly. The development will include different sized houses, types and tenures.
<b>Economic Objectives</b>				
B1	To maintain and enhance employment opportunities.	SSMQ52. How does the site perform against the ELR in terms of its ability to come forward and its suitability for development?	++	Developers have a current option agreement which will enable it to acquire the site free of any restriction on the use of land.



Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
<b>B2</b>	To maintain and enhance the vitality of the countryside, villages and town centres	SSMQ50. Will the site promote the viability and vitality of Helmsley?	++	Proposal will support the vitality and viability of the town centre through enabling more people to live or continue to live in Helmsley, thus supporting local services and businesses.
<b>B3</b>	To retain and enhance the factors which are conducive to wealth creation, including personal creativity and attractiveness to investors	SSMQ51. Does the proposal involve the creation of additional jobs in Ryedale?	O	Proposal is for residential use. It is acknowledged that there may be minor temporary benefits for local employment associated with the construction of new housing but this is not considered to be certain or significant enough to warrant a positive score.
		SSMQ54. Will the development provide appropriate levels of developer contributions?	++	Normal range of contributions can be achieved.
		SSMQ55. Can the development support developer contributions of £5k, £10k and £15k per dwelling as set out in the Affordable Housing Viability Study?	++	£15k per dwelling is likely to be achieved, subject to viability.
<b>B4</b>	To diversify the local economy	SSMQ50A. Will the mix of employment uses proposed by the development assist in diversifying the Ryedale economy as set out in the ELR?	O	Proposal is for residential use.
<b>Environmental Objectives</b>				
<b>C1</b>	To protect and enhance biodiversity and geodiversity.	SSMQ5. Would the development affect a regional or local site of biodiversity (including SINC, LNR and	+	There are no SINC, LNR, RIG or other regional or local nature conservation designations in or close to the site. It is possible that great crested newts may exist on the site however it is the opinion of the authority's

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		RIGs) or affect UK or Ryedale Biodiversity Plan protected species?		ecologist that if they do exist mitigation measures could be put in place.
		SSMQ7. Would the development impact on protected and unprotected trees, hedgerows and ancient woodland?	+	There are hedgerows and trees on the boundary of the site which should be retained.
		SSMQ6. Would the development provide opportunities for the provision of green infrastructure, including linking in with existing green infrastructure?	++	There are good opportunities for linking in with the Rye Green Infrastructure corridor and existing Rights of Way network
C2	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity.	SSM Q8. What is the capacity of the landscape to accommodate the site according to the Landscape Character Assessments and Special Qualities study?	++	Land is improved grassland. Site is bounded by dense hedgerows on the south and west, which should be retained. The tree cover along the beck and railway embankment provides visual containment of the site.
		SSMQ10. Is the site capable of utilising existing landscape features or providing adequate landscape mitigation measures?	++	It is possible to develop the site and retain the existing landscape features which are located on boundary of site.
		SSM Q9A. What impact would the site have on the Howardian Hills AONB?	++	Site is nearest to AONB, which begins to the south of the River Rye, although development is not considered to harm the AONB due to the current developed nature of this area and the fact that the site is within a dip that is not easily visible in views towards and from the AONB.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		What impact would the site have on the North York Moors National Park?	++	The site is not within the National Park and development will not have any impact on its setting.
C3	Reduce long distance commuting and congestion by reducing the need to travel.	SSMQ4. What are the conclusions of the Highways Authority's initial highways assessment?	-	Access is considered appropriate onto Riccal Drive through site 183 but will need to be determined by a traffic assessment.
		SSMQ44. Is mitigation required as part of the development?	+	Developers have carried out an independent traffic impact assessment which says that the local highway network has sufficient capacity to accommodate safely the traffic movements generated by proposed development.
		SSMQ38A. Would the site help to promote forms of travel other than the private car?	++	The design of the scheme incorporates footpaths
		SSMQ38B. Has a travel plan been produced which assesses these options?	U	Developers have confirmed they would expect to undertake green travel plans as part of any planning consents.
		SSMQ45. Can the site accommodate adequate parking and servicing facilities?	++	Early drawings identify required parking provision
		SSMQ46. Will the proposal provide, enable or improve access to public rights of way?	++	A footpath is shown on the indicative layout plan which will link to existing PROW network.
C4	To ensure future development is resilient to climate change such as development is not vulnerable to	SSM Q2. How does the site perform against the flooding sequential test as set out in PPS25 in terms of what flood zone the site falls in?	+	Part of the site (along the road) is in Flood Zone 2 along road and part of the site (along the beck) is in Flood Zone 3, as shown in maps supplied by the Environment Agency in March 2012. As this only relates to a small part of the site it is considered that this can be mitigated through design of the development and does not

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
	flooding, or will increase the risk of flooding elsewhere.			warrant not allocating the site.
		SSM Q3. What level of vulnerability is the site based on its proposed use?		More Vulnerable (As defined in the Technical Guidance to the NPPF)
		SSMQ32. Is the site potentially affected by groundwater?		The SFRA does not indicate any incidences of groundwater flooding.
		SSMQ33. Is the site potentially affected by surface water flooding and is this site considered to be within a critical drainage area?		SFRA identifies part of site as 'more vulnerable' to surface water flooding. The site is not in a Drainage Sensitive Area as identified by the SFRA.
		SSMQ34. Is the site potentially affected by sewer flooding?		The SFRA does not indicate any incidences of sewer flooding.
		SSMQ35. Have SDS been proposed?	+	Will be considered if necessary.
		SSMQ36. What other measures have been considered which ensure the development is resilient to climate change?	++	Developers have confirmed that attenuation measures will be incorporated where necessary.
		SSMQ31. Has a flood risk assessment been undertaken?		Flood risk assessment will be required at full application stage, which will need to consider surface water run-off in detail and there may be a requirement for SDS.
C5	To conserve and where appropriate enhance the historical and cultural environment.	SSMQ12. Will the site affect a designated heritage asset, either directly or indirectly through its setting?	+	The site lies 160 metres to the west of 3 round barrows which are designated as Scheduled Monuments. It is considered that any potential effects could be mitigated due to the distance of the site from the round barrows.
		SSMQ13. Will the proposal affect a non-designated heritage asset which the	+	Development of the site would not effects any non designated heritage assets which the Council identifies as having a degree of significance worthy of

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		Council identifies as having a degree of significance that is worthy of consideration?		consideration
C6	To reduce the emission of greenhouse gases.	SSMQ14. Is the site capable of utilising on-site renewable energy or other low carbon energy sources?	++	Developers say that geographical nature and orientation of the site would lend itself to renewable sources such as photovoltaics, solar thermal electricity, solar heating amongst other renewable uses including ground source and air source heating.
		SSMQ17. Can the site accommodate higher sustainable building standards?	-	Developers say higher sustainable standards are possible but there must be sufficient scale for there to be efficiencies. Would always look to provide the highest sustainability measures where possible.
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	SSMQ15. Is the site capable of linking in or supporting off site renewable energy schemes?	=	No schemes available
		SSMQ16. Can the site link in to existing heat or power sources available in the District?	=	No sources available
C8	To make the most efficient use of land.	SSMQ20. Is the site or any part of the site considered previously developed land?	No	Site is greenfield but no brownfield sites are available in the town to meet housing need.
		SSMQ21. Can the site achieve appropriate density to achieve the most efficient use of the land?	++	Draft proposals identify densities of more than 30ph.
C9	To maintain a high quality environment in terms of air, soil and water quality.	SSMQ25. Would the development have an adverse impact on a Groundwater Source Protection Zone?	++	The site is not within a Groundwater Source Protection Zone.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		SSMQ29. Is the development in an area where noise, light or dust is likely to cause nuisance to new users or is the development likely to generate noise, light or dust which will affect existing users?	-	Site is within close proximity to designated industrial site so there is a risk that future industrial uses may cause some nuisance to proposed occupants but mitigation is possible.
		SSMQ30. Is the development in an area where other factors are likely to cause nuisance to new users or is the development likely to generate forms of nuisance which may affect the amenity of existing users?	-	Site is within close proximity to designated industrial site so there is a risk that future industrial uses may cause some nuisance to proposed occupants.
		SSMQ22. Would the development of the site lead to remediation of contaminated land?	O	Not contaminated.
		SMMQ27. Is any part of the development on suspected unstable land?	O	Land has no stability issues.
<b>C10</b>	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals.	SSMQ23. What agricultural land classification is the site? Would development of this site involve the loss of the best and most versatile agricultural land?	-	There is no published data to distinguish between grades 3a and 3b. Site is classified as grade 3 and therefore there is the possibility that its development would result in loss of best and most versatile agricultural land. The site is not greater than 5ha in size.
		SSMQ28. Will the site impact on major hazard sites and pipelines?	O	Site will not impact any major hazard sites or pipelines

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		SSMQ24. Would the development lead to the sterilisation of mineral resources?	+	Site is not within a mineral preferred area, area of search, safeguarding area or minerals consultation area. Whilst minerals safeguarding / consultation areas have not yet been established maps produced as background evidence for MSAs suggest that the site may lie within the buffer area for area of limestone resource which may be safeguarded in the future, although there is no policy basis against which this could be considered at present. No sites for minerals extraction have been submitted for Helmsley as part of the Minerals and Waste Joint Plan currently being produced for North Yorkshire, York and the North York Moors National Park.
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible.	SSMQ18. Does the development contain proposals for waste reduction in both its construction and when in operation?	++	Developers say that they would look to promote waste reduction in development.
		SSMQ19. Does the development contain individual/communal recycling facilities/infrastructure?	+	Developers say that individual and community recycling should be used wherever possible.

## Site 183 – Land to the East of Riccal Drive

Proposed allocation for up to 45 residential units.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
<b>Social Objectives</b>				
A1	To ensure that all groups of the population have access to health, education, leisure, green infrastructure and recreation services that are required.	SSM Q1A. How accessible is the site to a bus stop, commercial limit, employment area, primary school and doctors surgery?	+	Site has good accessibility as is within 10 minutes walking time of key services and facilities.
		SSM Q 6. Would the development provide opportunities for the provision of green infrastructure, including linking in with existing green infrastructure corridors?	++	There are good opportunities for linking in with the Rye Green Infrastructure corridor and existing Rights of Way network
		SSMQ49. Would the development on its own, have an impact on an existing community facility and has mitigation of this impact been proposed as part of the development?	++	Development of the site would have no adverse impact on community facilities.



Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
A2	To provide the opportunity for all people to meet their housing needs.	SSMQ40. Does the type and mix of development proposed meet the needs identified in the SHMA/ELR?	U	No information provided, although there is no reason to assume this would not happen.
		SSMQ41. What level and type of affordable housing is provided on site?	U	No information provided, although there is no reason to assume this would not happen.
		SSMQ42. What provision has been made for Ryedale's elderly population?	U	No information provided, although there is no reason to assume this would not happen.
		SSMQ39 Will the proposed development attract a balanced living and/or working population, reducing inequality of opportunity?	U	No information provided, although there is no reason to assume this would not happen.
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	SSMQ38A. Does the design of the development encourage people to walk and cycle, rather than travel by car?	U	No information provided, although there is no reason to assume this would not happen
A4	To maintain and promote the distinctiveness of identified communities.	SSMQ11. Will the site lead to the coalescence of settlements which will impact on their character and setting?	+	Although site is on the edge of the settlement development of site will not lead to coalescence of settlements.
		SSMQ37. Would the development of the site lead to the loss of an existing use which contributes to the social character and distinctiveness of the settlement?	++	There is no use on the site. Development will not lead to the loss of an existing use, which contributes to the social character and distinctiveness of the settlement.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		SSMQ47. Does the proposal involve new public realm or enhancements to the existing public realm as part of its development?	U	No information provided, although there is no reason to assume this would not happen.
A5	To reduce crime and the fear of crime.	SSMQ38. Can the site potentially incorporate the principles of Secure By Design?	U	No information provided. (The specific requirements of Secured by Design may not be appropriate in the National Park or the townscape of Helmsley and therefore the Plan refers to the need to consider implications for crime more generally).
A6	To develop a more balanced population.	SSMQ39. Will the proposed development attract a balanced living and/or working population, reducing inequality of opportunity?	U	No information provided, although there is no reason to assume this would not happen.
<b>Economic Objectives</b>				
B1	To maintain and enhance employment opportunities.	SSMQ52. How does the site perform against the SHLAA or ELR in terms of its ability to come forward and its suitability for development?	--	There is an existing covenant on part of the land which restricts its use to employment only however officers are working to resolve this.
B2	To maintain and enhance the vitality of the countryside, villages and town centres	SSMQ50. Will the site promote the viability and vitality of Helmsley?	++	Proposal will support the vitality and viability of the town centre through enabling more people to live or continue to live in Helmsley, thus supporting local services and businesses.
B3	To retain and enhance the factors which are conducive to wealth creation, including personal	SSMQ51. Does the proposal involve the creation of additional jobs in Ryedale?	O	Proposed allocation is retail use. It is acknowledged that there may be minor temporary benefits for local employment associated with the construction of new housing but this is not considered to be certain or significant enough to warrant a positive score.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
	creativity and attractiveness to investors	SSMQ54. Will the development provide appropriate levels of developer contributions?	U	No information provided, although there is no reason to assume this is not possible.
		SSMQ55. Can the development support developer contributions of £5k, £10k and £15k per dwelling as set out in the Affordable Housing Viability Study?	U	The amount to be provided through developer contributions would be subject to viability.
<b>B4</b>	To diversify the local economy	SSMQ50A. Will the mix of employment uses proposed by the development assist in diversifying the Ryedale economy as set out in the ELR?	O	Proposal is for residential use.
<b>Environmental Objectives</b>				
<b>C1</b>	To protect and enhance biodiversity and geodiversity.	SSMQ5. Would the development affect a regional or local site of biodiversity (including SINCs, LNRs and RIGs) or affect UK or Ryedale Biodiversity Plan protected species?	+	There are no SINCs, LNRs, RIGs or other regional or local nature conservation designations in or close to the site. It is possible that great crested newts may exist on the site however it the opinion of the authority's ecologist that if they do exist mitigation measures could be put in place.
		SSMQ7. Would the development impact on protected and unprotected trees, hedgerows and ancient woodland?	+	There are hedgerows and trees on the boundary of the site which should be retained.
		SSMQ6. Would the development provide	++	There are good opportunities for linking in with the Rye Green Infrastructure corridor and existing Rights of Way

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		opportunities for the provision of green infrastructure, including linking in with existing green infrastructure?		network.
C2	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity.	SSM Q8. What is the capacity of the landscape to accommodate the site according to the Landscape Character Assessments and Special Qualities study?	++	The site has the appearance of waste ground with ash and sycamore regeneration and tall grass. There are some larger ash trees on the site probably on a former hedge line. There is dense riparian tree cover, mainly young ash along Spittle Beck. The tree cover along the beck provides visual containment of the site.
		SSMQ10. Is the site capable of utilising existing landscape features or providing adequate landscape mitigation measures?	++	It is possible to develop the site and retain the existing landscape features which are located on boundary of site.
		SSM Q9A. What impact would the site have on the Howardian Hills AONB?	++	Development of the site is not considered to harm the landscape character of the AONB due to the current developed nature of this area and the fact that the site is within a dip that is not easily visible in views towards and from the AONB.
		What impact would the site have on the North York Moors National Park?	++	The site is not within the National Park and development will not have any impact on its setting.
C3	Reduce long distance commuting and congestion by reducing the need to travel.	SSMQ4. What are the conclusions of the Highways Authority's initial highways assessment?	-	Access is considered appropriate onto Riccal Drive but will need to be determined by a traffic assessment.
		SSMQ44. Is mitigation required as part of the development?	U	No information provided, although there is no reason to assume that this would not be possible.
		SSMQ38B. Would the site help to promote forms of travel	U	No information provided, but there is no reason to assume this would not be possible.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		other than the private car?		
		SSMQ38B. Has a travel plan been produced which assesses these options?	U	A travel plan has been requested at full planning application stage.
		SSMQ45. Can the site accommodate adequate parking and servicing facilities?	U	No information provided, but there is no reason to assume this would not be possible.
		SSMQ46. Will the proposal provide, enable or improve access to public rights of way?	U	No information provided, but there is no reason to assume this would not be possible.
C4	To ensure future development is resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of flooding elsewhere.	SSM Q2. How does the site perform against the flooding sequential test as set out in PPS25 in terms of what flood zone the site falls in?	+	Part of the site (along the road) is in Flood Zone 2 along road and part of the site (along the beck) is in Flood Zone 3, as shown in maps supplied by the Environment Agency in March 2012. As this only relates to a small part of the site it would not warrant not allocating the site as the development could be designed to avoid the flood risk areas.
		SSM Q3. What level of vulnerability is the site based on its proposed use?		More Vulnerable (As defined in the Technical Guidance to the NPPF)
		SSMQ32. Is the site potentially affected by groundwater?		The SFRA does not indicate any incidences of groundwater flooding.
		SSMQ33. Is the site potentially affected by surface water flooding and is this site considered to be within a critical drainage area?		SFRA identifies part of site as 'more vulnerable' to surface water flooding. The site is not in a Drainage Sensitive Area as identified by the SFRA.
		SSMQ34. Is the site potentially affected by sewer		The SFRA does not indicate any incidences of sewer flooding.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		flooding?		
		SSMQ35. Have SDS been proposed?	U	No information has been provided, although there is no reason to assume this would not be possible.
		SSMQ36. What other measures have been considered which ensure the development is resilient to climate change?	U	No information has been provided, although there is no reason to assume this would not be possible.
		SSMQ31. Has a flood risk assessment been undertaken?		Flood risk assessment will be required at full application stage, which will need to consider surface water run-off in detail and there may be a requirement for SDS.
C5	To conserve and where appropriate enhance the historical and cultural environment.	SSMQ12. Will the site affect a designated heritage asset, either directly or indirectly through its setting?	+	The site lies 130 metres to the west of 3 round barrows which are designated as a Scheduled Monument. It is considered that any potential effects could be mitigated due to the distance of the site from the round barrows.
		SSMQ13. Will the proposal affect a non-designated heritage asset which the Council identifies as having a degree of significance that is worthy of consideration?	+	The site does not have any non designated heritage assets which the Council identifies as having a degree of significance worthy of consideration.
C6	To reduce the emission of greenhouse gases.	SSMQ14. Is the site capable of utilising on-site renewable energy or other low carbon energy sources?	U	The site is capable of utilising on-site renewable energy or other low carbon energy sources. No information provided by developer.
		SSMQ17. Can the site accommodate higher sustainable building standards?	U	No information provided, although there is no reason to assume this would not be possible.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	SSMQ15. Is the site capable of linking in or supporting off site renewable energy schemes?	=	No schemes available
		SSMQ16. Can the site link in to existing heat or power sources available in the District?	=	No sources available.
C8	To make the most efficient use of land.	SSMQ20. Is the site or any part of the site considered previously developed land?	No	Site is greenfield but no brownfield sites are available in the town to meet housing need.
		SSMQ21. Can the site achieve appropriate density to achieve the most efficient use of the land?	U	No information provided, although there is no reason this would not be possible.
C9	To maintain a high quality environment in terms of air, soil and water quality.	SSMQ25. Would the development have an adverse impact on a Groundwater Source Protection Zone?	++	The site is not within a Groundwater Source Protection Zone.
		SSMQ29. Is the development in an area where noise, light, smell or dust is likely to cause nuisance to new users or is the development likely to generate noise, light or dust which will affect existing users?	-	Site is within close proximity to designated industrial site so there is a risk that future industrial uses may cause some nuisance to proposed occupants but mitigation is possible.
		SSMQ30. Is the development in an area where other factors are likely to cause nuisance to new users or is the development likely to generate	-	Site is within close proximity to designated industrial site so there is a risk that future industrial uses may cause some nuisance to proposed occupants but mitigation is possible.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		forms of nuisance which may affect the amenity of existing users?		
		SSMQ22. Would the development of the site lead to remediation of contaminated land?	O	Not contaminated land.
		SMMQ27. Is any part of the development on suspected unstable land?	O	No evidence that the land is unstable.
<b>C10</b>	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals.	SSMQ23. What agricultural land classification is the site? Would development of this site involve the loss of the best and most versatile agricultural land?	-	There is no published data to distinguish between grades 3a and 3b. Site is classified as grade 3 and therefore there is the possibility that its development would result in loss of best and most versatile agricultural land. Land has been in long term use for grazing but is surplus to requirements and is less than 5ha in size.
		SSMQ28. Will the site impact on major hazard sites and pipelines?	O	Site will not impact any major hazard sites or pipelines.
		SSMQ24. Would the development lead to the sterilisation of mineral resources?	+	Site is not within a mineral preferred area, area of search, safeguarding area or minerals consultation area. Whilst minerals safeguarding / consultation areas have not yet been established maps produced as background evidence for MSAs suggest that the site may lie within the buffer area for area of limestone resource which may be safeguarded in the future, although there is no policy basis against which this could be considered at present. No sites for minerals extraction have been submitted for Helmsley as part of



Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
				the Minerals and Waste Joint Plan currently being produced for North Yorkshire, York and the North York Moors National Park.
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible.	SSMQ18. Does the development contain proposals for waste reduction in both its construction and when in operation?	U	No information provided, although there is no reason to assume this would not be possible.
		SSMQ19. Does the development contain individual/communal recycling facilities/infrastructure?	U	No information provided, although there is no reason to assume this would not be possible.

## Site NYMH8 – Land to the South of Swanland Road

Proposed allocation of up to 18 residential units.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
<b>Social Objectives</b>				
A1	To ensure that all groups of the population have access to health, education, leisure, green infrastructure and recreation services that are required.	SSM Q1A. How accessible is the site to a bus stop, commercial limit, employment area, primary school and doctors surgery?	++	Site has excellent accessibility as is within 5 minutes walking time of key services and facilities.
		SSM Q 6. Would the development provide opportunities for the provision of green infrastructure, including linking in with existing green infrastructure corridors?	++	A public footpath lies to the north of the site. There are good opportunities to create new footpaths to link up footpaths along Spittle Beck south of the A170 with this footpath.
		SSMQ49. Would the development on its own, have an impact on an existing community facility and has mitigation of this impact been proposed as part of the development?	++	Site has no adverse impact on community facilities.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
A2	To provide the opportunity for all people to meet their housing needs.	SSMQ40. Does the type and mix of development proposed meet the needs identified in the SHMA/ELR?	+	Developers say they propose a broad mix of size, type and tenure of housing in direct response to the SHMA.
		SSMQ41. What level and type of affordable housing is provided on site?	++	Subject to negotiations at planning stage – depends on viability however developers have said that 40% of units are expected to be developed as affordable housing.
		SSMQ42. What provision has been made for Ryedale's elderly population?	++	All units will be built to Building for Life standards so that they can be adapted as needs change.
		SSMQ39 Will the proposed development attract a balanced living and/or working population, reducing inequality of opportunity?	+	Developers intend to build a mix of dwellings from 2 beds to 5 bedrooms to provide a mixed community. The developers say they recognise the growing elderly population of the town and will include some single storey dwellings in the development.
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	SSMQ38A. Does the design of the development encourage people to walk and cycle, rather than travel by car?	++	Developers have said that attractive, safe and convenient routes for both cyclists and pedestrians will be incorporated into the layout of the site and all homes will be provided with secure storage for cycles. Site is within close proximity of a bus stop.
A4	To maintain and promote the distinctiveness of identified communities.	SSMQ11. Will the site lead to the coalescence of settlements which will impact on their character and setting?	+	Although site is on the edge of the settlement development of site will not lead to coalescence of settlements.
		SSMQ37. Would the development of the site lead to the loss of an existing use which contributes to the social character and distinctiveness of the settlement?	++	Development will not lead to the loss of an existing use, which contributes to the social character and distinctiveness of the settlement.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		SSMQ47. Does the proposal involve new public realm or enhancements to the existing public realm as part of its development?	+	The site is too small to require improvements on site, but contributions will be sought for off-site improvements to the public realm.
A5	To reduce crime and the fear of crime.	SSMQ38. Can the site potentially incorporate the principles of Secure By Design?	++	Developers have confirmed they are willing to adopt the principles of Secure by Design. (The specific requirements of Secured by Design may not be appropriate in the National Park or the townscape of Helmsley and therefore the Plan refers to the need to consider implications for crime more generally).
A6	To develop a more balanced population.	SSMQ39. Will the proposed development attract a balanced living and/or working population, reducing inequality of opportunity?	+	Developers intend to build a mix of dwellings from 2 beds to 5 bedrooms to provide a mixed community. The developers say they recognise the growing elderly population of the town and will include some single storey dwellings in the development.
<b>Economic Objectives</b>				
B1	To maintain and enhance employment opportunities.	SSMQ52. How does the site perform against the ELR in terms of its ability to come forward and its suitability for development?	++	Developers have a current option agreement which will enable it to acquire the site free of any restriction on the use of land.
B2	To maintain and enhance the vitality of the countryside, villages and town centres	SSMQ50. Will the site promote the viability and vitality of Helmsley?	++	Proposal will support the vitality and viability of the town centre through enabling more people to live or continue to live in Helmsley, thus supporting local services and businesses.
B3	To retain and enhance the factors which are conducive to wealth creation, including personal	SSMQ51. Does the proposal involve the creation of additional jobs in Ryedale?	O	No, development is for housing. It is acknowledged that there may be minor temporary benefits for local employment associated with the construction of new housing but this is not considered to be certain or significant enough to warrant a positive score.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
	creativity and attractiveness to investors	SSMQ54. Will the development provide appropriate levels of developer contributions?	++	Yes. Developers say there are no constraints or abnormalities that need to be overcome so will be able to support normal range of developer contributions.
		SSMQ55. Can the development support developer contributions of £5k, £10k and £15k per dwelling as set out in the Affordable Housing Viability Study?	++	Developers have confirmed that contributions of £15k per dwelling can be achieved.
<b>B4</b>	To diversify the local economy	SSMQ50A. Will the mix of employment uses proposed by the development assist in diversifying the Ryedale economy as set out in the ELR?	O	Proposed allocation is for residential use.
<b>Environmental Objectives</b>				
<b>C1</b>	To protect and enhance biodiversity and geodiversity.	SSMQ5. Would the development affect a regional or local site of biodiversity (including SINCs, LNRs and RIGs) or affect UK or Ryedale Biodiversity Plan protected species?	+	There are no SINCs, LNRs, RIGs or other regional or local nature conservation designations in or close to the site. Nesting birds assessments carried out as part of the Habitats Regulations Assessment have found no evidence that the site is used by Golden Plover. Site comprises semi-improved and improved grassland used for sheep grazing.
		SSMQ7. Would the development impact on protected and unprotected trees, hedgerows and ancient woodland?	+	There is a strong tree line along the A170 which should be retained as this is a key element of the gateway appearance when entering the town from the east
		SSMQ6. Would the development provide	++	A public footpath lies to the north of the site. There are good opportunities to create new footpaths to link up

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		opportunities for the provision of green infrastructure, including linking in with existing green infrastructure?		footpaths along Spittle Beck south of the A170 with this footpath.
C2	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity.	SSM Q8. What is the capacity of the landscape to accommodate the site according to the Landscape Character Assessments and Special Qualities study?	++	The site has a high degree of visual containment as it relates closely to the existing built up area and by a strong hedgerow and line of trees.
		SSMQ10. Is the site capable of utilising existing landscape features or providing adequate landscape mitigation measures?	++	The site is currently well contained visually. Retention of the existing trees and hedgerow will reduce the impact of any development.
		SSM Q9A. What impact would the site have on the Howardian Hills AONB?	++	Development of the site is not considered to harm the landscape character of the AONB.
		What impact would the site have on the North York Moors National Park?	+	The site is located within the National Park but as it is enclosed on two sides by existing housing it is not considered to cause harm the character of the Park.
C3	Reduce long distance commuting and congestion by reducing the need to travel.	SSMQ4. What are the conclusions of the Highways Authority's initial highways assessment?	+	Highways have confirmed that bus stop would need to be re-located and street lighting extended.
		SSMQ44. Is mitigation required as part of the development?	+	A full transport assessment will be required when details of proposal are developed in more detail, however initial proposals are considered acceptable.
		SSMQ38A. Would the site help to promote forms of travel other than the private car?	++	Footpaths will be integrated into the design of the scheme and the site is located close to a bus stop
		SSMQ38B. Has a travel plan	U	Developers have confirmed that a travel plan will be

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		been produced which assesses these options?		prepared for the development, which will focus on the promotion of walking, cycling and public transport but will also explore the potential to introduce a Car Club for the benefit of both existing residents and the new development.
		SSMQ45. Can the site accommodate adequate parking and servicing facilities?	++	Initial layout drawings meet highways guidelines for parking and servicing.
		SSMQ46. Will the proposal provide, enable or improve access to public rights of way?	++	There is a PROW to the north of the site. Initial proposals show links with this existing footpath and links to others south of A170.
<b>C4</b>	To ensure future development is resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of flooding elsewhere.	SSM Q2. How does the site perform against the flooding sequential test as set out in PPS25 in terms of what flood zone the site falls in?	+	A small area in south east corner of site is located within Flood Zone 2, as shown on maps provided by the Environment Agency in March 2012.
		SSM Q3. What level of vulnerability is the site based on its proposed use?		More Vulnerable (as defined in the Technical Guidance to the NPPF)
		SSMQ32. Is the site potentially affected by groundwater?		The SFRA does not indicate any incidences of groundwater flooding.
		SSMQ33. Is the site potentially affected by surface water flooding and is this site considered to be within a critical drainage area?		SFRA identifies part of site as 'more vulnerable' to surface water flooding. The site is not in a Drainage Sensitive Area as identified by the SFRA.
		SSMQ34. Is the site potentially affected by sewer flooding?		The SFRA does not indicate any incidences of sewer flooding.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		SSMQ35. Have SDS been proposed?	+	Level of development unlikely to support the requirement for SDS.
		SSMQ36. What other measures have been considered which ensure the development is resilient to climate change?	++	Developer has confirmed that houses will be orientated in response to solar gain and super insulated to minimise energy use and carbon emissions. Overland flow routes will be mapped to eliminate risk of flooding and surface water attenuation will be integrated into SDS to minimise risk of surface water from the site causing of contributing to flooding elsewhere
		SSMQ31. Has a flood risk assessment been undertaken?		Flood risk assessment will be required at full application stage, which will need to consider surface water run-off in detail and there may be a requirement for SDS.
C5	To conserve and where appropriate enhance the historical and cultural environment.	SSMQ12. Will the site affect a designated heritage asset, either directly or indirectly through its setting?	+	Development of the site would not adversely affect the significance, character or distinctiveness of any heritage assets.
		SSMQ13. Will the proposal affect a non-designated heritage asset which the Council identifies as having a degree of significance that is worthy of consideration?	+	Development of the site would not adversely affect the significance, character or distinctiveness of any heritage assets.
C6	To reduce the emission of greenhouse gases.	SSMQ14. Is the site capable of utilising on-site renewable energy or other low carbon energy sources?		Developers have confirmed they are keen to explore a wide range of options for on-site renewable energy such as solar water panels, photovoltaics and air source heat pumps.
		SSMQ17. Can the site accommodate higher sustainable building standards?	-	Site is open and presents opportunities to take advantage of solar gain. Developers say that they can accommodate 1 level higher than mandatory limit.



Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	SSMQ15. Is the site capable of linking in or supporting off site renewable energy schemes?	=	No schemes available.
		SSMQ16. Can the site link in to existing heat or power sources available in the District?	=	No schemes available.
C8	To make the most efficient use of land.	SSMQ20. Is the site or any part of the site considered previously developed land?	No	Site is Greenfield but no brownfield sites are available in the town to meet housing need.
		SSMQ21. Can the site achieve appropriate density to achieve the most efficient use of the land?	++	Developers confirmed will be able to achieve required densities consistent with the most appropriate form and type of development.
C9	To maintain a high quality environment in terms of air, soil and water quality.	SSMQ25. Would the development have an adverse impact on a Groundwater Source Protection Zone?	++	The site is not within a Groundwater Source Protection Zone.
		SSMQ29. Is the development in an area where noise, light or dust is likely to cause nuisance to new users or is the development likely to generate noise, light or dust which will affect existing users?	+	Site is not located in close proximity to any activity that will generate noise, light, dust or any other pollution or nuisance. The development would result in additional houses in an already residential area.
		SSMQ30. Is the development in an area where other factors are likely to cause nuisance to new users or is the development likely to generate	+	Site is not located in close proximity to any activity that will generate noise, light, dust or any other pollution or nuisance. The development of the site is unlikely to cause nuisance to existing neighbouring uses or neighbouring uses are unlikely to cause nuisance to the

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		forms of nuisance which may affect the amenity of existing users?		proposed occupants of the site.
		SSMQ22. Would the development of the site lead to remediation of contaminated land?	O	Not contaminated,
		SMMQ27. Is any part of the development on suspected unstable land?	O	No evidence that the land is unstable.
<b>C10</b>	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals.	SSMQ23. What agricultural land classification is the site? Would development of this site involve the loss of the best and most versatile agricultural land?	-	There is no published data to distinguish between grades 3a and 3b. Site is classified as grade 3 and therefore there is the possibility that its development would result in loss of best and most versatile agricultural land. Land has been in long term use for grazing but is surplus to requirements.
		SSMQ28. Will the site impact on major hazard sites and pipelines?	O	Site will not impact any major hazard sites or pipelines.
		SSMQ24. Would the development lead to the sterilisation of mineral resources?	+	Site is not within a mineral preferred area, area of search, safeguarding area or minerals consultation area. Whilst minerals safeguarding / consultation areas have not yet been established maps produced as background evidence for MSAs suggest that the site may lie within an area of sand and gravel resource which may be safeguarded in the future, although there is no policy basis against which this could be considered at present. No sites for minerals extraction have been submitted for Helmsley as part of the Minerals and Waste Joint Plan currently being produced for North Yorkshire, York and the North York Moors National Park.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible.	SSMQ18. Does the development contain proposals for waste reduction in both its construction and when in operation?	++	Developers have confirmed that a waste management plan will be integral to the construction process.
		SSMQ19. Does the development contain individual/communal recycling facilities/infrastructure?	++	All dwellings will incorporate facilities for waste recycling, including composting facilities, and water butts.

**Site EMP1 – Land to the East of Riccal Drive**

Proposed allocation for up to 0.6ha of employment land and 45 residential units.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
<b>Social Objectives</b>				
<b>A1</b>	To ensure that all groups of the population have access to health, education, leisure, green infrastructure and recreation services that are required.	SSM Q1A. How accessible is the site to a bus stop, commercial limit, employment area, primary school and doctors surgery?	+	Site has good accessibility as is within 10 minutes walking time of key services and facilities.
		SSM Q 6. Would the development provide opportunities for the provision of green infrastructure, including linking in with existing green infrastructure corridors?	++	There are good opportunities for linking in with the Rye Green Infrastructure corridor and existing Rights of Way network
		SSMQ49. Would the development on its own, have an impact on an existing community facility and has mitigation of this impact been proposed as part of the development?	++	Site has no adverse impact on community facilities.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
A2	To provide the opportunity for all people to meet their housing needs.	SSMQ40. Does the type and mix of development proposed meet the needs identified in the SHMA/ELR?	U	No information provided, but there is no reason to assume this would not be possible.
		SSMQ41. What level and type of affordable housing is provided on site?	U	N/A
		SSMQ42. What provision has been made for Ryedale's elderly population?	O	Not relevant to employment uses.
		SSMQ39 Will the proposed development attract a balanced living and/or working population, reducing inequality of opportunity?	U	No information provided, but there is no reason to assume this would not be possible.
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	SSMQ38A. Does the design of the development encourage people to walk and cycle, rather than travel by car?	U	No information provided, but there is no reason to assume this would not be possible.
A4	To maintain and promote the distinctiveness of identified communities.	SSMQ11. Will the site lead to the coalescence of settlements which will impact on their character and setting?	+	Although site is on the edge of the settlement development of site will not lead to coalescence of settlements.
		SSMQ37. Would the development of the site lead to the loss of an existing use which contributes to the social character and distinctiveness of the settlement?	++	There is no use on the site. Development will not lead to the loss of an existing use, which contributes to the social character and distinctiveness of the settlement.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		SSMQ47. Does the proposal involve new public realm or enhancements to the existing public realm as part of its development?	U	No information provided, but there is no reason to assume this would not be possible.
A5	To reduce crime and the fear of crime.	SSMQ38. Can the site potentially incorporate the principles of Secure By Design?	U	No information provided, but there is no reason to assume this would not be possible. (The specific requirements of Secured by Design may not be appropriate in the National Park or the townscape of Helmsley and therefore the Plan refers to the need to consider implications for crime more generally).
A6	To develop a more balanced population.	SSMQ39. Will the proposed development attract a balanced living and/or working population, reducing inequality of opportunity?	U	No information provided, but there is no reason to assume this would not be possible.
<b>Economic Objectives</b>				
B1	To maintain and enhance employment opportunities.	SSMQ52. How does the site perform against the ELR in terms of its ability to come forward and its suitability for development?	++	There are no reason why the land cannot come forward for development.
B2	To maintain and enhance the vitality of the countryside, villages and town centres	SSMQ50. Will the site promote the viability and vitality of Helmsley?	++	Proposal will support the vitality and viability of the town centre through enabling more people to continue to live in Helmsley, thus supporting local services and businesses.
B3	To retain and enhance the factors which are conducive to wealth creation,	SSMQ51. Does the proposal involve the creation of additional jobs in Ryedale?	++	Not possible to estimate how many jobs will be created but will have a positive impact. It is acknowledged that there may be minor temporary benefits for local employment associated with the construction.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
	including personal creativity and attractiveness to investors	SSMQ54. Will the development provide appropriate levels of developer contributions?	U	No information provided, although there is no reason to assume this is not possible.
		SSMQ55. Can the development support developer contributions of £5k, £10k and £15k per dwelling as set out in the Affordable Housing Viability Study?	U	No information provided, although there is no reason to assume it would not be possible.
<b>B4</b>	To diversify the local economy	SSMQ50A. Will the mix of employment uses proposed by the development assist in diversifying the Ryedale economy as set out in the ELR?	++	Although no information has been provided the proposal will support the vitality and viability of the town centre in retaining key services and facilities.
<b>Environmental Objectives</b>				
<b>C1</b>	To protect and enhance biodiversity and geodiversity.	SSMQ5. Would the development affect a regional or local site of biodiversity (including SINC, LNRs and RIGs) or affect UK or Ryedale Biodiversity Plan protected species?	+	There are no SINC, LNR, RIG or other regional or local nature conservation designations in or close to the site. The site has been assessed as not being used by Golden Plover, as part of the Habitats Regulations Assessment. It is possible that great crested newts exist on the site however the authority's ecologist considers that effects could be mitigated.
		SSMQ7. Would the development impact on protected and unprotected trees, hedgerows and ancient woodland?	+	There are hedgerows and trees on the boundary of the site which should be retained.
		SSMQ6. Would the development provide	++	There are good opportunities for linking in with the Rye Green Infrastructure corridor and existing Rights of Way

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		opportunities for the provision of green infrastructure, including linking in with existing green infrastructure?		network.
C2	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity.	SSM Q8. What is the capacity of the landscape to accommodate the site according to the Landscape Character Assessments and Special Qualities study?	++	The site has the appearance of waste ground with ash and sycamore regeneration and tall grass. There are some larger ash trees on the site probably on a former hedge line. There is dense riparian tree cover, mainly young ash along Spittle Beck. The tree cover along the beck provides visual containment of the site.
		SSMQ10. Is the site capable of utilising existing landscape features or providing adequate landscape mitigation measures?	++	It is possible to develop the site and retain the existing landscape features which are located on boundary of site.
		SSM Q9A. What impact would the site have on the Howardian Hills AONB?	++	Development of the site is not considered to harm the landscape character of the AONB due to the current developed nature of this area and the fact that the site is within a dip that is not easily visible in views towards and from the AONB.
		What impact would the site have on the North York Moors National Park?	++	The site is not within the National Park and development will not have any impact on its setting.
C3	Reduce long distance commuting and congestion by reducing the need to travel.	SSMQ4. What are the conclusions of the Highways Authority's initial highways assessment?	-	Access is considered appropriate onto Riccal Drive but will need to be determined by a traffic assessment.
		SSMQ44. Is mitigation required as part of the development?	U	No information provided, although there is no reason to assume this would not be possible.
		SSMQ38A. Would the site help to promote forms of travel	U	No information provided, although there is no reason to assume this would not be possible.



Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		other than the private car?		
		SSMQ38B. Has a travel plan been produced which assesses these options?	U	A travel plan will be required at full planning application stage.
		SSMQ45. Can the site accommodate adequate parking and servicing facilities?	U	No information provided, but there is no reason to assume this would not be possible.
		SSMQ46. Will the proposal provide, enable or improve access to public rights of way?	U	No information provided, but there is no reason to assume this would not be possible.
<b>C4</b>	To ensure future development is resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of flooding elsewhere.	SSM Q2. How does the site perform against the flooding sequential test as set out in PPS25 in terms of what flood zone the site falls in?	+	Part of the site (along the road) is in Flood Zone 2 along road and part of the site (along the beck) is in Flood Zone 3, as shown in maps supplied by the Environment Agency in March 2012. As this only relates to a small part of the site it would not warrant not allocating the site as the development can be designed to avoid these areas.
		SSM Q3. What level of vulnerability is the site based on its proposed use?		Less Vulnerable (As defined in the Technical Guidance to the NPPF)
		SSMQ32. Is the site potentially affected by groundwater?		The SFRA does not indicate any incidences of groundwater flooding.
		SSMQ33. Is the site potentially affected by surface water flooding and is this site considered to be within a critical drainage area?		SFRA identifies part of site as 'more vulnerable' to surface water flooding. The site is not in a Drainage Sensitive Area as identified by the SFRA.
		SSMQ34. Is the site potentially affected by sewer		The SFRA does not indicate any incidences of sewer flooding.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		flooding?		
		SSMQ35. Have SDS been proposed?	U	No information has been provided, although there is no reason to assume this would not be possible.
		SSMQ36. What other measures have been considered which ensure the development is resilient to climate change?	U	No information has been provided, although there is no reason to assume this would not be possible.
		SSMQ31. Has a flood risk assessment been undertaken?		Flood risk assessment will be required at full application stage, which will need to consider surface water run-off in detail and there may be a requirement for SDS.
C5	To conserve and where appropriate enhance the historical and cultural environment.	SSMQ12. Will the site affect a designated heritage asset, either directly or indirectly through its setting?	+	The site lies 130 metres to the west of 3 round barrows which are designated as a Scheduled Monument. It is considered that any potential effects could be mitigated due to the distance of the site from the round barrows.
		SSMQ13. Will the proposal affect a non-designated heritage asset which the Council identifies as having a degree of significance that is worthy of consideration?	+	The site does not have any non designated heritage assets which the Council identifies as having a degree of significance worthy of consideration.
C6	To reduce the emission of greenhouse gases.	SSMQ14. Is the site capable of utilising on-site renewable energy or other low carbon energy sources?	U	The site is capable of utilising on-site renewable energy or other low carbon energy sources. No information provided by developer.
		SSMQ17. Can the site accommodate higher sustainable building standards?	U	No information provided, although there is no reason to assume this would not be possible.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	SSMQ15. Is the site capable of linking in or supporting off site renewable energy schemes?	=	No schemes available
		SSMQ16. Can the site link in to existing heat or power sources available in the District?	=	No sources available.
C8	To make the most efficient use of land.	SSMQ20. Is the site or any part of the site considered previously developed land?	No	Site is greenfield but no brownfield sites are available in the town to meet housing need.
		SSMQ21. Can the site achieve appropriate density to achieve the most efficient use of the land?	U	No information provided, although there is no reason to assume this would not be possible.
C9	To maintain a high quality environment in terms of air, soil and water quality.	SSMQ25. Would the development have an adverse impact on a Groundwater Source Protection Zone?	++	The site is not within a Groundwater Source Protection Zone.
		SSMQ29. Is the development in an area where noise, light or dust is likely to cause nuisance to new users or is the development likely to generate noise, light or dust which will affect existing users?	-	Site is adjacent to an existing residential area and a proposed residential allocation and there is therefore a risk that development may cause some nuisance to nearby residents.
		SSMQ30. Is the development in an area where other factors are likely to cause nuisance to new users or is the development likely to generate	-	Site is adjacent to an existing residential area and a proposed residential allocation and there is therefore a risk that development may cause some nuisance to nearby residents.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		forms of nuisance which may affect the amenity of existing users?		
		SSMQ22. Would the development of the site lead to remediation of contaminated land?	O	Not contaminated land.
		SMMQ27. Is any part of the development on suspected unstable land?	O	No evidence that the land is unstable.
<b>C10</b>	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals.	SSMQ23. What agricultural land classification is the site? Would development of this site involve the loss of the best and most versatile agricultural land?	-	There is no published data to distinguish between grades 3a and 3b. Site is classified as grade 3 and therefore there is the possibility that its development would result in loss of best and most versatile agricultural land. The site is not greater than 5ha in size.
		SSMQ28. Will the site impact on major hazard sites and pipelines?	O	Site will not impact any major hazard sites or pipelines.
		SSMQ24. Would the development lead to the sterilisation of mineral resources?	+	Site is not within a mineral preferred area, area of search, safeguarding area or minerals consultation area. Whilst minerals safeguarding / consultation areas have not yet been established maps produced as background evidence for MSAs suggest that the site may lie within the buffer area for area of limestone resource which may be safeguarded in the future, although there is no policy basis against which this could be considered at present. No sites for minerals extraction have been submitted for Helmsley as part of

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
				the Minerals and Waste Joint Plan currently being produced for North Yorkshire, York and the North York Moors National Park.
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible.	SSMQ18. Does the development contain proposals for waste reduction in both its construction and when in operation?	U	No information provided, although there is no reason to assume this would not be possible.
		SSMQ19. Does the development contain individual/communal recycling facilities/infrastructure?	U	No information provided, although there is no reason to assume this would not be possible.

**Site EMP2 – Land South of Riccal Drive**

Proposed allocation for up to 1.3ha of employment land and 50 residential units.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
<b>Social Objectives</b>				
<b>A1</b>	To ensure that all groups of the population have access to health, education, leisure, green infrastructure and recreation services that are required.	SSM Q1A. How accessible is the site to a bus stop, commercial limit, employment area, primary school and doctors surgery?	+	Site has good accessibility as is within 10 minutes walking time of key services and facilities.
		SSM Q 6. Would the development provide opportunities for the provision of green infrastructure, including linking in with existing green infrastructure corridors?	++	There are good opportunities for linking in with the Rye Green Infrastructure corridor and existing Rights of Way network.
		SSMQ49. Would the development on its own, have an impact on an existing community facility and has mitigation of this impact been proposed as part of the development?	++	Development would not have any impact on existing community facilities.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
A2	To provide the opportunity for all people to meet their housing needs.	SSMQ40. Does the type and mix of development proposed meet the needs identified in the SHMA/ELR?	+	From the initial layouts and information provided the proposal is considered likely to meet the proposed needs set out in the ELR.
		SSMQ41. What level and type of affordable housing is provided on site?	U	Not relevant to employment uses.
		SSMQ42. What provision has been made for Ryedale's elderly population?	O	N/A
		SSMQ39 Will the proposed development attract a balanced living and/or working population, reducing inequality of opportunity?	+	The proposal will allow for a mix of new employment opportunities which will help create a mixed population.
A3	To improve overall levels of health and reduce the disparities between different groups and different areas.	SSMQ38A. Does the design of the development encourage people to walk and cycle, rather than travel by car?	++	The design of the scheme incorporates footpaths
A4	To maintain and promote the distinctiveness of identified communities.	SSMQ11. Will the site lead to the coalescence of settlements which will impact on their character and setting?	+	Although site is on the edge of the settlement development of site will not lead to coalescence of settlements.
		SSMQ37. Would the development of the site lead to the loss of an existing use which contributes to the social character and distinctiveness of the settlement?	++	There is no use on the site. Development will not lead to the loss of an existing use, which contributes to the social character and distinctiveness of the settlement.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		SSMQ47. Does the proposal involve new public realm or enhancements to the existing public realm as part of its development?	+	Linking the site with the PROW network will improve the existing public realm. There is also provision of allotments on this site which will have a positive impact.
<b>A5</b>	To reduce crime and the fear of crime.	SSMQ38. Can the site potentially incorporate the principles of Secure By Design?	++	Developers say that principles of Secured By Design should be adhered to if it is acceptable for the location and local authority. (The specific requirements of Secured by Design may not be appropriate in the National Park or the townscape of Helmsley and therefore the Plan refers to the need to consider implications for crime more generally).
<b>A6</b>	To develop a more balanced population.	SSMQ39. Will the proposed development attract a balanced living and/or working population, reducing inequality of opportunity?	+	The proposal will allow for a mix of new employment opportunities which will help create a mixed population.
<b>Economic Objectives</b>				
<b>B1</b>	To maintain and enhance employment opportunities.	SSMQ52. How does the site perform against the ELR in terms of its ability to come forward and its suitability for development?	++	Developers have a current option agreement which will enable it to acquire the site free of any restriction on the use of land.
<b>B2</b>	To maintain and enhance the vitality of the countryside, villages and town centres	SSMQ50. Will the site promote the viability and vitality of Helmsley?	++	Proposal will support the vitality and viability of the town centre in retaining key services and facilities by providing opportunities for people to work in the town who may make use of town's services and businesses.
<b>B3</b>	To retain and enhance the factors which are conducive to wealth creation,	SSMQ51. Does the proposal involve the creation of additional jobs in Ryedale?	++	Not possible to estimate how many jobs will be created but will have a positive impact. It is also acknowledged that there may be minor temporary benefits for local employment associated with the construction.



Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
	including personal creativity and attractiveness to investors	SSMQ54. Will the development provide appropriate levels of developer contributions?	++	Normal range of contributions can be achieved.
		SSMQ55. Can the development support developer contributions of £5k, £10k and £15k per dwelling as set out in the Affordable Housing Viability Study?	++	Subject to viability.
<b>B4</b>	To diversify the local economy	SSMQ50A. Will the mix of employment uses proposed by the development assist in diversifying the Ryedale economy as set out in the ELR?	++	The indicative scheme shows the provision of 0.4 ha of employment land. The proposals will provide opportunities to diversify the local economy.
<b>Environmental Objectives</b>				
<b>C1</b>	To protect and enhance biodiversity and geodiversity.	SSMQ5. Would the development affect a regional or local site of biodiversity (including SINCs, LNRs and RIGs) or affect UK or Ryedale Biodiversity Plan protected species?	+	There are no SINCs, LNRs, RIGs or other regional or local nature conservation designations in or close to the site. It is possible that great crested newts may exist on the site however it the opinion of the authority's ecologist that if they do exist mitigation measures could be put in place.
		SSMQ7. Would the development impact on protected and unprotected trees, hedgerows and ancient woodland?	+	There are hedgerows on the boundary of the site which should be retained.
		SSMQ6. Would the development provide	++	There are good opportunities for linking in with the Rye Green Infrastructure corridor and existing Rights of Way

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		opportunities for the provision of green infrastructure, including linking in with existing green infrastructure?		network
C2	To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity.	SSM Q8. What is the capacity of the landscape to accommodate the site according to the Landscape Character Assessments and Special Qualities study?	++	Land is improved grassland. Site is bounded by dense hedgerows on the south and west, which should be retained. The tree cover along the beck and railway embankment provides visual containment of the site.
		SSMQ10. Is the site capable of utilising existing landscape features or providing adequate landscape mitigation measures?	++	It is possible to develop the site and retain the existing landscape features which are located on boundary of site.
		SSM Q9A. What impact would the site have on the Howardian Hills AONB?	++	Site is nearest to AONB, which begins to the south of the River Rye, however development is not considered to harm its character due to the current developed nature of this area and the fact that the site is within a dip that is not easily visible in views towards and from the AONB.
		What impact would the site have on the North York Moors National Park?	++	The site is not within the National Park and development will not have any impact on its setting.
C3	Reduce long distance commuting and congestion by reducing the need to travel.	SSMQ4. What are the conclusions of the Highways Authority's initial highways assessment?	-	Highways require secondary access for emergencies and therefore a new access will be required through site 183.
		SSMQ44. Is mitigation required as part of the development?	+	Developers have carried out an independent traffic impact assessment which says that the local highway network has sufficient capacity to accommodate safely the traffic movements generated by proposed

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
				development.
		SSMQ38A. Would the site help to promote forms of travel other than the private car?	++	The design of the scheme incorporates footpaths.
		SSMQ38B. Has a travel plan been produced which assesses these options?	U	Developers have confirmed they would expect to undertake green travel plans as part of any planning consents.
		SSMQ45. Can the site accommodate adequate parking and servicing facilities?	++	Early drawings identify required parking provision
		SSMQ46. Will the proposal provide, enable or improve access to public rights of way?	++	A footpath is shown on the indicative layout plan which will link to existing PROW network.
<b>C4</b>	To ensure future development is resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of flooding elsewhere.	SSM Q2. How does the site perform against the flooding sequential test as set out in PPS25 in terms of what flood zone the site falls in?	+	Part of the site (along the road) is in Flood Zone 2 along road and part of the site (along the beck) is in Flood Zone 3, as shown in maps supplied by the Environment Agency in March 2012. As this only relates to a small part of the site it would not warrant not allocating the site as the development can be designed to avoid these areas.
		SSM Q3. What level of vulnerability is the site based on its proposed use?		Less Vulnerable (As defined in the Technical Guidance to the NPPF)
		SSMQ32. Is the site potentially affected by groundwater?		The SFRA does not indicate any incidences of groundwater flooding.
		SSMQ33. Is the site potentially affected by surface water flooding and is this site considered to be within a		SFRA identifies part of site as 'more vulnerable' to surface water flooding. The site is not in a Drainage Sensitive Area as identified by the SFRA.

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		critical drainage area?		
		SSMQ34. Is the site potentially affected by sewer flooding?		The SFRA does not indicate any incidences of sewer flooding.
		SSMQ35. Have SDS been proposed?	+	Not known, although there is no reason to assume this would not be possible.
		SSMQ36. What other measures have been considered which ensure the development is resilient to climate change?	++	Developers have confirmed that attenuation measures will be incorporated where necessary.
		SSMQ31. Has a flood risk assessment been undertaken?		Flood risk assessment will be required at full application stage, which will need to consider surface water run-off in detail and there may be a requirement for SDS.
C5	To conserve and where appropriate enhance the historical and cultural environment.	SSMQ12. Will the site affect a designated heritage asset, either directly or indirectly through its setting?	+	The site lies 160 metres to the west of 3 round barrows which are designated as SAM. Proposals for the site would need to demonstrate that the development of the site would not harm any elements which contribute towards the significance of these assets including their setting.
		SSMQ13. Will the proposal affect a non-designated heritage asset which the Council identifies as having a degree of significance that is worthy of consideration?	+	The site does not have any non designated heritage assets which the Council identifies as having a degree of significance worthy of consideration
C6	To reduce the emission of greenhouse gases.	SSMQ14. Is the site capable of utilising on-site renewable energy or other low carbon energy sources?		Developers say that geographical nature and orientation of the site would lend itself to renewable sources such as photovoltaics, solar thermal electricity, solar heating amongst other renewable uses including ground source and air source heating.

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		SSMQ17. Can the site accommodate higher sustainable building standards?	-	Developers say higher sustainable standards are possible but there must be sufficient scale for there to be efficiencies. Would always look to provide the highest sustainability measures where possible.
C7	To encourage the use of renewable resources and the development of renewable energy sources within Ryedale	SSMQ15. Is the site capable of linking in or supporting off site renewable energy schemes?	=	No schemes available
		SSMQ16. Can the site link in to existing heat or power sources available in the District?	=	No sources available
C8	To make the most efficient use of land.	SSMQ20. Is the site or any part of the site considered previously developed land?	No	Site is Greenfield but no brownfield sites are available in the town to meet housing need.
		SSMQ21. Can the site achieve appropriate density to achieve the most efficient use of the land?	++	Yes
C9	To maintain a high quality environment in terms of air, soil and water quality.	SSMQ25. Would the development have an adverse impact on a Groundwater Source Protection Zone?	++	The site is not within a Groundwater Source Protection Zone.
		SSMQ29. Is the development in an area where noise, light or dust is likely to cause nuisance to new users or is the development likely to generate noise, light or dust which will affect existing users?	-	Site is adjacent to a proposed residential allocation and there is therefore a risk that development may cause some nuisance to nearby residents.
		SSMQ30. Is the development	-	Site is adjacent to a proposed residential allocation and

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
		in an area where other factors are likely to cause nuisance to new users or is the development likely to generate forms of nuisance which may affect the amenity of existing users?		there is therefore a risk that development may cause some nuisance to nearby residents.
		SSMQ22. Would the development of the site lead to remediation of contaminated land?	O	Not contaminated.
		SMMQ27. Is any part of the development on suspected unstable land?	O	No evidence that the land is unstable.
C10	Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals.	SSMQ23. What agricultural land classification is the site? Would development of this site involve the loss of the best and most versatile agricultural land?	-	There is no published data to distinguish between grades 3a and 3b. Site is classified as grade 3 and therefore there is the possibility that its development would result in loss of best and most versatile agricultural land. The site is not greater than 5ha in size.
		SSMQ28. Will the site impact on major hazard sites and pipelines?	O	Site will not impact any major hazard sites or pipelines
		SSMQ24. Would the development lead to the sterilisation of mineral resources?	+	Site is not within a mineral preferred area, area of search, safeguarding area or minerals consultation area. Whilst minerals safeguarding / consultation areas have not yet been established maps produced as background evidence for MSAs suggest that the site may lie within the buffer area for area of limestone

Sustainability Objective		Assessment Criteria	Impact on Objective	Effects and Mitigation
				resource which may be safeguarded in the future, although there is no policy basis against which this could be considered at present. No sites for minerals extraction have been submitted for Helmsley as part of the Minerals and Waste Joint Plan currently being produced for North Yorkshire, York and the North York Moors National Park.
C11	To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible.	SSMQ18. Does the development contain proposals for waste reduction in both its construction and when in operation?	++	Developers say that they would look to promote waste reduction in development.
		SSMQ19. Does the development contain individual/communal recycling facilities/infrastructure?	+	Developers say that individual and community recycling should be used wherever possible.